

RENTAL AGREEMENT

This agreement, entered into on this date \_\_\_\_\_ by and between Don and Celeste Bourque DBA Summit 1213 and \_\_\_\_\_ hereinafter called respectively Lessor and Lessee.

The renter may use as a residence those certain premises described as Summit Unit 1213 located in Panama City Beach, Florida for a tenancy from week-to-week commencing on the \_\_\_\_\_ day of \_\_\_\_\_ to the \_\_\_\_\_ day of \_\_\_\_\_, at a weekly rental of \_\_\_\_\_, which includes taxes and \$70.00 cleaning fee. An additional \$ \_\_\_\_\_ refundable security/damage deposit is required in addition to the rental amount. Payment of deposit and return of this rental agreement signify reservation of the given week. A deposit of at least one half the rental is due to confirm and hold the reservation along with the security deposit. The balance of the rental is payable at least thirty days prior to the first day of occupancy, unless requested sooner by owners.

It is further mutually agreed between the parties as follows:

1. Lessee shall not violate any city ordinance or state law in or about the premises.
2. Lessee shall not sub-let the demised premises, or any part thereof, or assign this agreement without the written consent of the Lessor.
3. Lessee, in case of fire or theft, shall give immediate notice thereof to the Lessor or agent of same.
4. Lessee must not make any alterations or improvements to said premises, without written consent of Lessor.
5. If legal action takes place or must be instituted by Lessor, Lessee agrees to pay all costs, expenses and to pay all attorney's fees, as the court may affix.
6. Security/damage deposit is fully refundable upon satisfactory departure of unit as deemed by Lessor. Any damages or gross condition upon departure will result in a full or partial loss of deposit. This includes smoking damage, trash, destruction or theft of any or part of the unit and its property. Damages or gross condition exceeding the deposit amount will result in additional charges to the Lessee. Refunds of security/damage deposit due to Lessee will be made within 2 weeks of departure.
7. Cancellations must be made 45 days prior to arrival date for a full refund to occur. Any cancellations made after the aforementioned date will receive zero amount refunded, including the deposit. Cancellations by Lessor, due to mandatory, local evacuations due to weather will be refunded. This includes partial week refunds due to mandatory evacuations or loss of full or partial stay due to mandatory evacuations.
8. No more than 6 persons will occupy this unit as residents. No more than 2 parking passes will be assigned per unit.
9. This is a NON-SMOKING UNIT. Lessees and guests will not smoke inside the unit
10. PETS NOT PERMITTED.
11. Lessee certifies that they are at least 21 yrs old. Must fax a copy of a valid driver's license, military id, passport or other nationally recognized form of picture id, which shows date of birth and address.
12. Please include a phone number we may reach you if needed below your signature.

**CHECK IN TIME 3:00pm (Central Time) DATE:**

**CHECK OUT TIME 10:00am (Central Time) DATE:**

Cooking utensils and kitchen equipment are furnished. Linens (excluding beach towels) and bedding are furnished.

If cleaning expenses must be incurred by Lessor to restore the premises to the condition they were in at the time of Lessee's occupancy, the amount necessary for said restoration will be charged to the lessee.

Owner's	_____	_____
(Don and Celeste Bourque)	(Lessee Signature)	(Date)