

# **Rental Agreement/Contract for Waterfront LBJ Lakehouse, Kingsland, TX**

**Property Address:** 525 Ellen Williams Loop, Kingsland, TX 78639



*Please submit/return signed & dated (docu sign e-mail) rental agreement as soon as possible in order to complete your reservation. Thank you!*

<b>Reservation Name:</b>	<b>1. Today's date:</b>	<b><u>Account Summary:</u></b>
<b>Telephone/Cell:</b>	<b>2. Reservation taken by: Tiffany Hutchinson</b>	<b>Total Rental: \$</b>
<b>Email:</b>	<b>3. Check in date:</b>	<b>Cleaning Fee: \$ 300.00</b>
	<b>4. Checkout date:</b>	<b>Hot Tub: \$ 175.00</b>
	<b>5. Number of guests:</b>	<b>Taxes (10%): \$</b>
	<b>6. Rental Fee:</b>	<b><i>TOTAL RENTAL CHARGE: \$</i></b>

**THIS AGREEMENT IS HEREBY MADE BETWEEN BROKER NETWORK REALTY, MANAGERS and XXXX  
CONCERNING THE SHORT TERM RENTAL STAY OF THE PROPERTY LISTED ABOVE.**

**Security Deposit:** 50% of the total rental amount is due along with your signed rental agreement in order to confirm your vacation dates. The remaining balance due will be charged to your credit card 7 days prior to your arrival (if booking is made within 14 days of arrival, full payment is due with signed agreement). A \$500 refundable security deposit is also due 7 days prior.

**Payments:** We accept Visa, MasterCard, Amex and Discover.

**Cancellations:** If renter is unable to initiate their stay on the scheduled arrival/departure dates AND if notification is received at least 7 days prior to arrival date OR 14 days prior for holidays, renter can apply the funds collected, towards another available date at this property, (one time/rescheduling option only), within a year of original reservation.

1. **Guest(s) shall be solely responsible for ANY/ALL property** damage, accident injury to any person, or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to guest(s) use of the premises or from the use of items of personal property provided by the owners at the guest(s) request. Guest(s) shall inspect and be familiar with property use and application of such items prior to using them and report to owner any damage noted upon arrival. Guest(s) hereby agrees to INDEMNIFY and hold homeowner harmless from any and all claims including those of third parties, arising out of or in any way related to guest(s) use of premises or the items of personal property provided therein. Guest(s) assumes the risk of injury or other losses relating to any recreational activities and will hold owner and its agents harmless with respect thereto.
2. **Age requirement: The person reserving the property and name listed on this contract MUST BE 25 YEARS of age or older.**
3. Based upon our cleaning service's review of inventory, unit flooring/carpet, furnishings conditions and any damage, breakage or excess cleaning beyond normal wear and tear OR excessive pet hair/damage, costs attributed to repairs, loss and/or damage will be charged against renter's credit card that owner has obtained during initial reservation.
4. Occupancy and use of premises shall not be such as to disturb or offend neighbors or residents. The owner has the prerogative to terminate this agreement and to require disruptive guests to vacate the premises with no refunds.
5. The guest(s) acknowledges and understands that **checkout time is no later than 11:00AM and check in time is no earlier than 4:00PM, unless authorized by the owners.**
6. **Guest(s) shall maintain and leave premises in a good clean and undamaged condition.** If unit is NOT left in a suitable condition, guest understands that owner reserves the right to charge the credit card owners have on file for damages. Refer to any departure instructions given to you at the time of check-in.

7. Guest(s) agree that the premises **shall not be occupied by more than 18 persons**, unless prior approval is received from owners. IF ANY UNAUTHORIZED NUMBER OF GUESTS OR PARTY EVENT TAKES PLACE AT THIS PROPERTY, THE RENTER IS SUBJECT TO A \$500 MINIMUM FEE OR MAY BE ASKED TO VACATE THE PROPERTY IMMEDIATELY WITH NO REFUNDS.
8. This is a **NON-SMOKING** unit. It is strictly PROHIBITED! If smoking outdoors all cigarette butts are to be properly disposed of upon check out.
9. **Dogs** (housebroken) are **permitted** on premises, upon owner's approval (breed, age, size) for an additional \$100 fee per pet.
10. Guest(s) agree that owners or its agents may enter the premises with notification during reasonable hours to inspect the premises or to make necessary repairs and/or maintenance.
11. Upon check out, **ALL Trash is to be placed in outside trash cans, all lights turned off, AC units set to 83 degrees (summer) and 50 degrees (winter) and lock all doors appropriately.**
12. **A maximum of 5 vehicles and/or boat trailer permitted at the property at all times. \$100 fine per over the 5 vehicle limit!**
13. **If any guest(s) staying at the property, leave any personal items behind after their departure, a minimum of a \$50 fee will be charged/required for any returned items.**
14. There is an additional \$175 plus tax fee for access/use of the property's hot tub. You must reserve this service prior to your arrival date.
15. The Renter acknowledges that there are inherent risks associated with a water front rental property, swimming, deck and dock usage, and other activity near or around water (including hot tubs and swimming pools) that could result in serious injury and/or death. By signing this form, the renter agrees to full responsibility and liability for any and all incidents that occur during or around rental period for any reason. With this in mind, the renter also agrees to not hold management or homeowners liable nor negligent for any and all accidents, incidents, or unexpected events related to (directly or indirectly) to their rental of this lakeside property, dock, deck, and/or use of boat.
16. Assuming all risk and liability - By signing this contract, the Renter(s) voluntarily forfeits any legal right to pursue any legal claim in any form against the homeowner or management for any and all incidents and/or occurrences including but not limited to those mentioned above.

**FOR YOUR INFORMATION:**

WE HAVE A KEYLESS ENTRY DOOR LOCK SYSTEM FOR YOUR CONVENIENCE. APPROXIMATELY 7 DAYS PRIOR TO ARRIVAL AND UPON RECEIPT & PROCESSING OF YOUR FINAL PAYMENT, WE WILL IMMEDIATELY CONFIRM YOUR RESERVATION VIA EMAIL. AT THIS TIME CODES AND ALL USEFUL INFORMATION PERTAINING TO THE PROPERTY WILL BE GIVEN.

Renters Signature: \_\_\_\_\_

Date: \_\_\_\_\_