

RENTAL AGREEMENT

Grand Beach Resort Unit 202

This is a Rental Agreement between the Renter, hereinafter referred to as "RENTER," and Owners Estevan Valdez, III (Steve), Pamela Valdez, or Wade Lee Olive, hereinafter referred to as the "OWNER" of said property at Unit 202, Grand Beach Resort in Gulf Shores, Alabama, hereinafter referred to as the "UNIT".

This Rental Agreement (hereinafter referred to as the "AGREEMENT") shall evidence the terms and conditions under which the parties involved have agreed by purchase/pay for rental of the UNIT to said RENTER for the period covered on rental request.

The RENTER can prove to be over 25 years of age and will be staying in the unit. RENTER agreed to pay the sum as shown which includes Alabama State, Gulf Shores City and Baldwin County taxes which currently total 13% .

In the event that the State of Alabama, the City of Gulf Shores, or the County of Baldwin, or the Grand Beach Resort Condo Association changes rules during this AGREEMENT period, the RENTER agrees to the new rules as dictated by the above source at the time of their rental.

1. OWNER is available by text message or call to RENTER 24/7 prior to and during your stay and after as needed. You may call or text and it will be answered ASAP.
2. RENTER **may NOT push a luggage cart into the UNIT**. The entrance to the "UNIT" is not made to handle the heavy wheeled traffic and damage can occur, which will be deducted from RENTER damage deposit.
3. The **use of glitter is not allowed in this UNIT** due to additional cleaning requirements.
4. This Condo Association does NOT allow RENTER pets. (You may see OWNER pets as an OWNER is allowed pets upon proper registration papers and tags.)
5. This is a **Non-Smoking** UNIT. **Smoking is allowed in MARKED designated areas only**. There is a \$200 fine by the Condo Association that will be deducted from RENTER deposit for infractions of this rule.
6. Condo Association rules supersede OWNER ruling so read the signs and follow guard's instructions.
7. OWNER provides 2 (two) **Parking Passes** to each RENTER. These passes will be found on the kitchen bar of the unit. Passes must be filled out immediately upon arrival and contain **Date of Departure** to be valid and avoid RENTER citation. **Parking Passes** should be placed in your vehicle **before you leave the UNIT to avoid citations or potential towing as an unapproved vehicle**.
8. Picking up your own RENTER trash and placing things in the order the RENTER found them helps the RENTER find personal items might accidentally be left behind. If you leave an item of value, contact the OWNER immediately so cleaners may search for said item and OWNER will make every effort to get said item back to the RENTER, however, OWNER is not responsible and is held harmless for RENTER personal items.
9. If any RENTER leaves their garbage in the floor around the unit that requires the cleaners to make extra/ additional trips to the dumpster (be it food wrappers, dirty diapers, boxes, etc.), additional cleaning charges which are incurred because of said trashing will be

passed on to the RENTER and deducted from the Damage Deposit. Pictures of the Unit are provided to the OWNER by the cleaning company owner after each RENTER to avoid any discrepancies in when the damage or trashing occurred. In other words, RENTER is responsible for RENTER's trash only.

10. **RENTER agrees to contact the OWNER** in the event any needs may arise for which the OWNER may be required to take action or there is a "need to know" occurrence. OWNER is available to call or text during and prior your rental 24 hours a day, 7 days a week, so the **RENTER is required to give OWNER opportunity to have issues quickly resolved.**
11. The RENTER agrees that the RENTER will ensure **nothing is thrown from the balcony.** This activity or any unnecessary roughhousing could result in expulsion of the RENTER from the premises at the COA's discretion. Any related Citations are deducted from the Damage Deposit.
12. The RENTER is advised and agrees that **any citations given the UNIT for RENTER actions** during your rental period by the guard service or COA will be deducted from the Damage Deposit.
13. The RENTER will be issued a code for the latchlock door handle to be activated for the time of their visit. If any issues arise or passcode is forgotten, contact OWNER ASAP.
14. The RENTER agrees to read and follow all posted rules around the Grand Beach Resort Area, including but not limited to the Pool Area and Grilling Area.
15. The RENTER agrees to take sufficient care to protect the balcony railings, not allow climbing on such railings, and not allow activity that could lead to injury of any sort. The OWNER is held harmless from any responsibility for any type of injuries on the premises.
16. Condition of premises upon completion of this AGREEMENT – RENTER agrees to leave the UNIT as close to its original appearance as possible when departing. Requirements are – **a) dirty dishes washed and put away, b) all Garbage taken out, c) refrigerator cleaned out, d) towels left in the bathtubs, e) used beds may be left unmade (no need to remove linens).**
17. Upon cleaning and inventorying of items in the UNIT and if there are no missing items and no damage or citations, the full Damage Deposit will be refunded from the service provider holding said deposit in their described timeframe. Contact OWNER with questions.

This AGREEMENT is made binding by virtue of the RENTER making payment for his chosen dates; this AGREEMENT becomes valid and is considered agreed to by both parties when rental is accepted; the AGREEMENT is meant to protect both OWNER and RENTER and help ensure RENTER has the best of times during their stay. 😊

RENTER Contract considered binding for RENTER upon payment of Rental for said unit

OWNER Agreement considered binding for OWNER upon Acceptance of Rental Request