

**Vacation Rental Agreement**  
**Edgewater Beach Resort, Tower 3 Unit 314**  
**Panama City Beach, Florida**

VRBO#: 73988

Name of Individuals Renting the Condo. List **ALL individuals** including children who will be staying in the Condo [see SECTION 14]:

Home address-street

City:

State:

ZIP:

Number of Adults in Party:

Children:

Number of bracelets to be mailed:-----number of car passes( max 3)-----  
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Jeanne will mail these after payment is received one month before arrival.

1. Dates:

This contract is in effect from arriving \_\_\_\_\_ and departing on \_\_\_\_\_.  
Check in time is 3:00 p.m or earlier if the condo is ready. Check out time is 10:00 a.m. There are no late Check out times available.

2. Rent:

The rental amount due from you is \_\_\_\_\_. This rental fee is due in full 30 days prior to the scheduled arrival date. Any other payment schedule must be prearranged with Jeanne Carton. Failure to provide full payment 30 days prior to arrival may result in the assignment of your reserved dates to someone else. Reservations made under 30 days in advance must be accompanied by immediate payment in full along with the security deposit.

3. Security/Damage Deposit:

The refundable security/damage deposit fee of \_\_\_\_\_500\_\_\_\_\_ ( received-----\_\_\_\_\_) is due in order to reserve the condo. The deposit fee will be refunded to you 10 days after the checkout date. If damage is done to the unit, a copy of the bill will be sent to you, along with the remaining deposit. If the damage exceeds the deposit, the renter agrees to pay the amount upon receipt of the damage notification.-For your protection, the pictures of the inside of the condo are emailed to the owner at your arrival and at your departure-The inventory is on digital film with dates and time-

4. Pets:  
Pets are NOT allowed in the condo.
5. Smoking:-not allowed inside the condo-+-  
The condo is posted as NON-SMOKING. Please respect all individuals and future guests by limiting all smoking to outside of the condo.
6. Cancellation Policy:  
The required deposit/rent will be refunded in full if we are notified in writing of cancellation 60 days prior to Renter(s) scheduled arrival date. Thirty (30) days notice of cancellation will result in ½ refund and no refund will be given with a cancellation of 30 days or less. If there is a waiting list for the week rented, and I can rent the condo, I will refund the whole amount.
7. Injuries:  
The owner will not be responsible for injury to Renter(s), their families or guests, or to the damage of their personal property incurred during their stay. Renters, their families, and guests bear the risk of any injury or buy their own renters insurance.
8. In the result of inclement weather, there will be no refund on the weekly rental fee.
9. Telephones: use your own cell phones because there is no landline in the condo. We have a condo wifi and cable.

10. Keys:entry door code- resort wrist bracelets.

Door entry Code changes when a guest leaves. Call Jeanne for the new code. The new code will be given on the phone the day of arrival after 2 pm. Wrist bracelets should be mailed back to us within one week after your departure. You will receive your security/damage deposit after we receive the bracelets from you.. Please let me know how many sets of keys you will need for the duration of your stay.

13. Rebooking:

If you wish to rebook the condo for the next year, Let us know and send the deposit in January.. Please make arrangements with Jeanne Carton if you are interested in booking the condo for next year.

14. Grounds for eviction:

Rental/Use of the condo by those other than listed this rental agreement. No refund or security deposit return will be given.

No adult over the age of 25 present in group. False representations made on this agreement including but not limited to the age, identity, and number of potential occupants. Subletting. Rental by false proxy [-e.g. Parent of a child or young adult makes reservations for entire group of unsupervised individuals under the age of 25]. Owner reserves the right to obtain photocopies of all occupants' drivers licenses and/or passports. Failure to provide such documentation upon reasonable request are grounds for immediate eviction without refund of any kind.

Use of any illegal drugs in, around, or on the grounds of Edgewater Beach Resort are grounds for immediate eviction. No refund or security deposit return will be given.

Excessive Noise, Partying, and/or Abuse of the condominium which requires the presence of the Police or Edgewater security. No refund or security deposit return will be given.

15. Note from the Owner:

Thank you for choosing to stay at one of the most beautiful beachfront locations in Panama City Beach. I look forward to having you as guests in my condo. I am sure you will enjoy your vacation here in PCB. Please be aware that this condo is not for rent to unsupervised high school or college groups. If you or your group are binge partiers, please look elsewhere for accommodations, there are much cheaper and hassle-free venues that can accommodate you. This is a high end location meant primarily for families, retirees, and well-supervised children. Whew! Now with that out of the way, I look forward to welcoming you to PCB! The worlds most beautiful beaches await... Thank you again for choosing to stay at Tower III-314.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Renter's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please keep a copy of this agreement for your records.

Jeanne Carton  
Pobox 12407  
Saint Louis, MO 63132

314 209 1996 office  
314 239 3404 cell

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**PLEASE NOTE: PICTURES OF THE CONDO WILL BE TAKEN PRIOR TO YOUR ARRIVAL AND AFTER YOUR DEPARTURE.**

Keep the curtains closed every afternoon specially in the front rooms. This will insure , that the Ac is working at full capacity, and keeps you comfortable when you get to sleep at night. You have windows with view to the beach and full sun every afternoon. This raises the condo temperature unless the curtain are closed at noon.

**CHECKOUT LIST:**

Make sure that you replace the furniture to the location they were when you arrived just in case you have moved them around.

The friend who is cleaning the floors when you leave is not able to move stuff around and we will charge you if we need to call for help to put back the furniture as you found them.

-Place all dirty dishes in the dishwasher.

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-Turn off all the lights.

-Unplug coffee maker

-Take all linens to the washing machine

-All left over food should be removed or disposed of either by the garbage disposal or trashcan.

-All trash should be dumped down chute by elevators.

-Please contact Jeanne Carton 314 239 3404 to report broken, damaged, or lost items.

-All sliding doors and front door should be closed

-The bracelets should be returned back to Jeanne Carton.

-The condo is a pet free unit.

If you move kitchen stuff to other places in the condo, please, return them to the kitchen before leaving or we will assume they are missing or broken.

Your security deposit will be returned to you within ten days of the condo being vacated.

These things will be cause for your deposit to be withheld:

Burns in the carpet

Missing or broken pictures, kitchen utensils or knick knacks around the condo

Missing bed linens or towels

Excessively dirty unit

Vomit, anywhere.

Broken glass.

Failure to return the bracelets .