

Rental Rules, Terms and Conditions

Condominium Unit _____ Property Location _____

Kauai, Hawaii

Rentor Name: _____

Home Address _____

City, State _____

Home phone _____ Cell phone _____

Rental date: Arrival _____ Approx. time _____

Departure date : _____ Flight departure time _____

Travelers: Number of adults _____ Number of children _____

1. CHECK-IN TIME IS AFTER 3 P.M. local time AND CHECK-OUT IS 10 A.M. local time.

Early Check-in or late check-out only upon advance approval and availability.

2. This is a NON SMOKING condominium complex. Smoking in designated areas only. Rentor agrees to abide by "House Rules" of Lae Nani Condominium. Rules are posted in condo. Condos at Lae nani do not have air conditioning. Other locations may. We (and most full-time residents) rely on the trade winds for cooling.

3. Pets are not permitted in rental units under any conditions. And please DO NOT feed the birds.

4. RESERVATION DEPOSIT- A reservation deposit of \$250 is required. This must be received when booking the reservation. The deposit is applied toward rent.

Rentor agrees that he/she is responsible for:

a. Damage done to unit or its contents, beyond normal wear and tear. Damage waiver will cover up to \$3000 of the costs.

b. Any charges made to the owner which are incurred by the rentor due to contraband, pets or services rendered during the stay. They will be paid by the rentor.

c. Making sure that all debris, rubbish and discards are to be placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. Excessive trash and food discards left in condo will result in an extra cleaning charge to your credit card on file.

d. Seeing that keys will be left in unit and unit is left locked, windows and all doors closed. Lost or stolen condo keys will incur a \$50 replacement fee. Safe key (if provided) replacement is \$75.

e. All charges accrued during the stay. They are to be paid prior to departure.

f. Linens lost or damaged over the insurance limit.

g. Making sure the parking passes are left inside the unit upon departure.

5. PAYMENT – Please make payments in the form of credit card, bank or personal check. The RENT is due sixty(60) days before your arrival date.

6. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur a \$35 charge. Cancellations or changes that result in a shortened stay or that are made within 60 days of the arrival date, forfeit the full advance payment . Cancellation or early departure does not warrant any refund of rent or deposit. Eviction from the condo unit by the property manager or police does not warrant any refund.

7. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to either two (2), four (4) , six (6) or eight (8) persons as listed on the Kauai Condo Vacations website. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

8. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

9. INCLUSIVE FEES – Quoted rates include a cleaning fee.

10. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate . A mid-stay cleaning may be arranged for an additional charge.

•RATE CHANGES – Rates subject to change without notice before reservations are confirmed.

•FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

11. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

12. PARKING PASSES – Parking passes are located inside the unit. Renters must display parking pass on the car mirror at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure.

13. ALTERATIONS IN CONDO. Guests will NOT markedly move , add furniture or appliances which could damage the condo or it's contents OR add substantially add to the use of electricity. This does NOT include cell phone, computer or tablet chargers.

14. HURRICANE OR NATURAL DISASTER POLICY – No refunds will be given unless:

a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or

b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

1. Any unused portion of rent from a guest currently registered,

2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and

3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

15. Vacation Rental Damage Waiver:

Select one: ____ Vacation Rental Damage Waiver OR ____ Cash Deposit \$1000

Cash deposits will be refunded 30 days following check out, less the cost of damage during your stay.

As a part of your stay, you may purchase a Vacation Rental Damage waiver plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the waiver will pay a maximum benefit of \$3,000. Any damages that exceed \$3,000 or are not covered under the plan will be charged to the credit card on file. If, during your stay at one of our rental properties, an insured person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the waiver will reimburse the condo owner for the cost of repair or Actual Cash Value of such property up to a maximum benefit of \$3,000. Certain terms and conditions apply. Please contact Kauai Condo Vacations Inc directly if you do not wish to participate in this assignment.

16. All condos are privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The condo owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting these reservation conditions, it is agreed that all guests are assuming the risk of any harm arising from their use of the premises or others whom they may invite to use the premises. **Any water activity could be dangerous! This includes pool, river or ocean. Please be aware of conditions before you enter the water. Neither the owner of the condo nor Kauai Condo Vacations will be responsible for injuries or death caused by actions on the part of guests including yourself or anyone in your party.**

By Signing Below, I agree to all terms and conditions and am responsible for making sure all members of my party are aware of and follow these rules and suggestions.

Signature: _____ Date _____

Please Print Name _____