

Rental Rules and Contract

Lae Nani Condominium Unit _____

410 Papaloa Rd., Kapaa, Kauai, Hawaii

Rentor Name: _____

Home Address _____

City, State _____

Home phone _____ Cell phone _____

Email _____

Rental date: Arrival _____ Approx. time _____

Departure _____ Flight departure time _____

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.

3. Pets are not permitted in rental units under any conditions. Please don't feed the birds.

4. DAMAGE/RESERVATION DEPOSIT- A reservation deposit of \$250 is required. This must be received within seven (7) days of 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 insurance 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. Lost or stolen condo keys will incur a \$50 replacement fee. Safe key 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 or personal or bank 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 not incur any charge. Cancellations or changes that result in a shortened stay or that are made within 60 days of the arrival date, forfeit the full payment. 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) or (6) 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 and beach 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. By submitting payment for the CSA Security Deposit Protection plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Kauai Condo Vacations, Inc. any amount payable under the terms and conditions of the Security Deposit Protection. Please contact Kauai Condo Vacations, Inc. directly if you do not wish to participate in this plan or assignment.

14. 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.

By Signing Below, I agree to all terms and conditions of this agreement

Signature:

Date _____