

RENTAL RULES AND REGULATIONS AGREEMENT & CONTRACT

Aloha Suites of Lake Travis, 1925 American Dr, Suite 14A, Lago Vista, TX 78645

Please initial at the bottom of page 1 and sign on page 2. Your reservation is subject to cancellation if your signed original is not received within 7 days. Copies of original can be faxed, scanned and emailed or sent by USPS to the address shown.

TODAY'S DATE: _____ PROPERTIES: Aloha Suites, 1925 American Drive, and 21013 Highland Lake Drive, Lago Vista, TX 78645 DESCRIPTION: "A" side has a full kitchen, Murphy bed and queen sofa bed. "B" side has either 2 full size or 1 king size bed. Both units have a full bath. MAXIMUM CAPACITY: 4 persons on "A" side, 2-4 persons on "B" side, total of 6-8 persons. All one (1) night stays incur a \$35 fee. Holidays and major events require a 2 night minimum.

RENTER'S NAME:	E-mail Address:	
ADDRESS:		
TELEPHONE (Home):	TELEPHONE (Work):	TELEPHONE (Cell):

CHECK IN: _____ CHECK OUT: _____

NUMBER OF NIGHTS	NUMBER OF ROOMS	RATE PER NIGHT (High Season) - BED PREFERENCE
		Suite, \$159.00, Select Side B Bed
		Side A, \$99.00, Full Murphy Bed, Queen Sofa Bed
		Side B, \$89.00, King Size Bed

RATE PER NIGHT: Suite = \$159.00, Side A = \$99.00, Side B = \$89.00 PLUS 6% CITY TAX & 6% STATE TAX

TOTAL PER NIGHT INCLUDING TAX & FEES (IF APPLICABLE): _____

IT IS UNDERSTOOD AND AGREED TO AS RENTER OF ALOHA SUITES THAT:

1. **RESERVATIONS CONFIRMED** Aloha Suites must receive your total payment of _____ by _____ in order to hold your reservations.
2. **CANCELLATION** All refunds are subject to a \$35 cancellation fee. If cancelled thirty days or more prior to arrival – full refund less cancellation fee. Two weeks prior to arrival, a charge of ½ of one night's rental fee plus cancellation fee, 3-13 days prior to arrival, a charge of one night's rental fee plus cancellation fee, 2 days or less prior to arrival – a charge of two night's rental fee plus cancellation fee or entire amount plus cancellation fee if stay is less than two nights. In the event we can rent the rooms you had reserved, a refund less the cancellation fee will be returned.
3. **DAMAGE/SECURITY DEPOSIT** For cash, check or monthly rental payments only, a security deposit of \$200.00 per suite or \$100.00 for side "A" or "B," is collected. When a deposit is collected it is refunded, by check or credit card within 7 – 14 days after departure if there are no deductions. Deductions will be made for lost keys, damage, missing items, and excessive cleaning. A \$35 fee will be charged for failure to return key(s). When payment is made by credit card, additional charges for damage, missing items or excessive cleaning can be applied to your credit card if required (see signature block on page 2).
4. **RESPONSIBLE PARTY** The person signing this contract is RESPONSIBLE for payment and the actions of all occupants.
5. **CHECK-IN/CHECK-OUT** Check-in time is after 4 p.m. If your room is vacant and ready for occupancy, you may check in early. Check-out time is by 12:00 noon. This can be extended for a rate of \$25.00 per hour up to 3:00 p.m. After 4:00 p.m. you will be charged for an additional night at the applicable rate. There is no refund or discount for unused rental time.
6. **ERROR/OMISSION** Aloha Suites will exercise care in avoiding conflicts with reservations; however, if through error/omission, the owners or other tenants are occupying the rental unit or the unit is otherwise unavailable for any reason on the dates of the rental agreement, and if substituted accommodations of a similar quality/price range are available when the error is discovered, Aloha Suites reserves the right to provide such accommodations at a rate within the price range of this agreement. Such arrangements may be accepted, or cancellation of this agreement will result in refund of deposit as liquidation damages. In no event will renter be permitted to demand removal of those occupying rental units.
7. **UNAVAILABILITY** The rental unit may become unavailable for rental for various reasons, including but not limited to, acts of nature, governmental regulations, health or safety concerns, withdrawal of unit from the Aloha Suites, and sale of rental unit by owner. In the event the rental unit shall become unavailable for rental, Aloha Suites will first attempt to place renter in a similar unit at an equivalent rental rate. If no similar unit is available, Aloha Suites will refund to renter

Renter's Initial _____

all monies paid toward the rental. Neither renter nor Aloha Suites shall make any claims against the other because of the unavailability of the rental unit.

8. **CLAIMS** You agree to indemnify and hold harmless the owner, owner's agent or employees, Aloha Suites and its contractors and employees from any claim or demand arising from any use of the rental unit or property.

9. **WE RESERVE THE RIGHT TO REFUSE ACCOMMODATIONS TO ANYONE.**

10. **NUMBER OF GUESTS** There shall be no more than 4 people in the "A" side and 2-4 people in the "B" side depending on number of beds. Use of tents or RVs is not allowed on the premises. At no time during the rental period will there be a large party or group in the rental unit or on the property upon which the rental unit is located. In the event that it appears too many people are in the unit or on the property where the unit is located, Aloha Suites reserves the right to inspect the rental unit and require extra people to leave immediately. Additional problems of any nature or evidence that unlawful acts have been committed will result in all occupants of the rental unit property being required to vacate the premises immediately and loss of rents and deposits. **NO KEG BEER ALLOWED ON THE PREMISES.**

11. **PETS ARE NOT ALLOWED** in any unit. *If we find any evidence of pets in the units or on the property you will be charged a fine of \$200.00!* There are no exceptions to this rule, do not bring pets with you and expect us to accept them. You will be asked to vacate and it will result in the loss of your rents and deposits. This decision is based on the sole discretion of Aloha Suites of Lake Travis staff.

2. **ABSOLUTELY NO SMOKING ALLOWED IN THE UNITS.** Please restrict smoking to the exterior grounds of the property and use ashtrays or pick up your butts and dispose of them in a safe manner. *If evidence of smoking is detected in the rooms, there is a fine of \$200.00!*

13. **EQUIPMENT FAILURE** There will be no refunds or discounts due to air conditioning, heating or appliance failures. Failures reported will be repaired as quickly as possible. We reserve the right to substitute an equal unit if necessary, or, at our option, to make a full refund.

14. **COOKING GRILL** Charcoal grills are available. Please request when making your reservation. We do not provide charcoal or utensils for the grill. Personal cooking grills, stoves, ovens or other outside cooking apparatus will not be operated inside the unit or under the front patio area and when operated outside are on or near the rear patio only and will be performed in a safe manner.

15. **LINENS** Linens shall not be removed from the rental unit at any time. There will be a charge for linens that are missing/damaged and unusable. Please use paper tissues for removing eye makeup, do not use the washcloths or any other linens.

16. **GARBAGE** All garbage must be bagged and placed in the green trash containers provided on the lawn area. Please ask for more plastic garbage bags if you need them. Recycling is available by placing your clean cans, bottles and plastic in the green tubs.

17. **BASIC NECESSITIES** Rental units are furnished with basic necessities; however, you are responsible for bringing extra folding chairs for outside use, large plastic trash bags, toiletries, etc.

18. **CLEANING** You understand that you are expected to straighten up the rental unit prior to departure. All furniture should be returned to its original location. Dirty dishes are not to be left in the kitchen sink, counter top or refrigerator. If dishes are left in the dishwasher, we ask that powdered soap be added to the dispenser and turn the dishwasher on. Do not leave open or perishable food products in the unit. You understand that failure to comply with the departure checklist provided by Aloha Suites of Lake Travis may result in an excessive cleaning charge to cover the additional cost of cleaning the unit.

19. **FURNITURE** Please do not move furniture from one unit to another. Report any broken or malfunctioning furniture; including dishwashers, toasters, microwaves, toilets, Murphy beds or sofa beds.

20. **FAX COPIES** Parties stipulate that fax documents are deemed as originals.

21. **FIRES** There are to be **no** outside fires other than that of the BBQ grill. No burning of candles in any of the rooms.

I, as renter of the above property, shall uphold the above said rules and regulations and shall be responsible for any damages incurred other than normal wear-and-tear. I fully understand and agree that evidence of unlawful activity or violations of this agreement or addendum may, at the sole judgment of Aloha Suites of Lake Travis, result in eviction, loss of rents and deposits paid, and/or in additional charges being billed to me and/or to my credit card.

SIGNATURE _____ DATE _____

PRINTED NAME _____

Please initial at the bottom of page 1, sign page 2, and return the original.