

GulfBeachEscape.com Rental Agreement for Gulf Shores Plantation

Please complete and mail this rental agreement, proof of identity, and your deposit check of \$200.00 to: Gayle Buchmann; 10711 Forest Path Dr., St. Louis, MO 63128. Make checks payable to Gayle Buchmann. Upon receipt of this agreement, proof of identity, and deposit check, you will be sent a Confirmation E-Mail. Please keep a copy of this agreement and the Confirmation E-Mail for your records and have them with you when you check-in at the security office.

As the renter of our property, you agree to the following conditions:

1. By renting this property, you are assuming all risks and liabilities for any damage done to person or property, agents, employees, or visitors during your stay. We will not be responsible for accidents or injuries to guests or loss of money or valuables of any kind.
2. Your payment is due thirty (30) days before check in; forty-five (45) days for monthly rentals.
3. We cannot guarantee air conditioners, televisions, DVD players, appliances, etc. No refund or rate adjustment will be made for mechanical failures. In case of breakdown, we will repair it as soon as possible after being notified by you of the problem. Report any problems immediately to us directly at (314) 849-5929 or (314) 330-3730. Do not report problems to Gulf Shores Plantation Management, as they are not responsible.
4. The phone in the unit has been equipped with a long distance block. You may make a long distance call by dialing '0+' number and charging it to the other party or to a calling card.
5. If you become locked out of the unit, contact us directly at (314) 849-5929.
6. Linens are furnished but will not be exchanged during your stay. Do not remove linens from the condo. All guests must provide their own beach towels.
7. The total number occupying this unit cannot exceed six (6). Violation of this rule will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
8. This is a non-smoking unit. Evidence of smoking in the unit (including the balcony) will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
9. No pets are allowed in the unit or on the condominium premises. A pet or evidence of a pet will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
10. This is a family-oriented condominium resort. No house parties are allowed. Violation of this rule will cause forfeiture of the entire rent including deposit and immediate tenant eviction.
11. We do not rent to groups of young people under the age of 25. No sororities, fraternities, school, or civic groups are allowed.
12. We reserve the right to not refund deposits, refuse rentals, and discontinue occupancy if the terms of agreement are not met or if in our judgment your occupancy of the unit is detrimental to the property. The property may not be used for any unlawful purpose.
13. We reserve the right to enter the premises at any time for the purpose of inspection, repair, or management.
14. If you cancel or change occupancy dates on a daily or weekly rental, a thirty (30) day notice prior to arrival must be given. If you cancel or change occupancy dates on a monthly rental, a ninety (90) day notice prior to arrival must be given. Failure to do so will result in forfeiture of the deposit or rent, unless the unit is re-booked for the same rental period.
15. Rental for periods of inclement weather will not be refunded unless state mandated Hurricane evacuation is required.
16. A maximum of two (2) cars per unit are allowed by the Gulf Shores Plantation Condo Association. Boats, trailers, jet skis, and motor homes must be parked in designated area. Access to the resort is controlled by 24-hour on-site security. Access is permitted by registering at the Guard Shack.
17. Your deposit is placed in an account. This deposit does not apply to rent. The check for your deposit will be mailed to you within fourteen (14) days of checkout once you return the keys to their proper place, provided there is no damage, the unit is left reasonably clean (dishes, cookware, etc. must be washed and placed in appropriate cabinets), trash is removed and placed in the proper outside container, coffee pot unplugged, and air conditioner/furnace is turned off. Please lock the unit upon departure.
18. Check-in time is after 4:00 pm; Check-out time is before 10:00 am. There are no exceptions.

Your signature certifies that you have read this agreement and understand and agree to abide by it. Your signature also certifies that you are over the age of 25 and are financially responsible for any damage present during your tenancy dates. Any reservation made under false pretense will result in loss of deposit and rent.

Circle Building Number:	Bldg 1 (Plantation East 2 Bdrm / 2 bath)	
	Bldg 2 (Plantation East 2 Bdrm / 2 bath)	
	Bldg 6 (Plantation Palms 1 Bdrm / 1 bath)	
Check In Date:	Check Out Date:	
Name:	No. of Adults:	No. of Children:
Address:		
City:	State:	Zip Code:
Phone:	E-mail:	
Signature:		Date:

Please include a copy of your Drivers License.