

SAMPLE-Hawaii Resort Rentals Agreement

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Do not use this rental agreement. We'll email one with your dates and amounts.

Thank you for choosing to stay with us! Please fill in this form on your computer, "sign" it and email or mail it to owners. This agreement is made on _____ between _____, Owners & _____, Guest. Guest agrees to rent Hale Pele, 69-555 Waikoloa Beach Dr #601 in Waikoloa Colony Villas, Waikoloa, HI 96738 as follows. **Please initial to verify dates:** _____

	Arrival date: 4:00 PM until	Departure date: 11:00 AM	
1	Rental: _____ nts @ _____ /nt		
2	Cleaning fee		\$185.00
3	HI tax: State GE tx: 4.1885%, State Accommodation:10.25%,	Co. GE tx .5235%	
4	Fee \$100 for 6th guest		
5	Booking amount		
6	\$300 Refundable security deposit "on file" with homeaway/vrbo		
7	Service fee if not booked directly with owners, paid to vrbo/homeaway		
8	Total payment		
9	Payment 1 upon reservation (service fee + 25% of line 5)		
10	Balance due 45 days before arrival		

Guest information and credit card authorization

We prefer no corporate or foreign credit cards. Guest authorizes above charges to my Discover, MasterCard, Visa, American Express, JCB, Diners Club, China UnionPay, BCard or DinaCard.

Name on Credit Card, *must be name of Guest:* _____
 Credit Card # _____ - _____ - _____ - _____ Exp Date: _____ 3-digit code on back of card: _____

Cardholder Mailing Address: Street: _____ Guest Home Address, <i>if different</i> : Street: _____ Email: _____	City: _____ State: _____ City: _____ State: _____ Cell ph: _____ Home ph: _____	Zip: _____ Zip: _____	Country if not US: _____ _____
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Names of other guests and ages of children

_____	_____
_____	_____
_____	_____
Emergency contact not with you: _____	Phone: _____

Check to add guests above to Kings' Club Golf list for discounts at Kings and Beach Courses: _____
 The master bedroom has a king bed. In 2nd bedroom choose: 2 twin beds: _____ or king bed: _____
 Check to have sleeper sofa made up: _____

Check-in time is 4:00 PM. Checkout time is 11:00 AM. Requests for early check-in or late checkout may be subject to an additional charge. If your flight is at night, you may want to book an extra day.

Cancellation policy: Covid-19 Exception: Prior to arrival, travelers who cancel due to (1) Lockdown of travel to US from home country, (2) Hawaii quarantine, (3) Covid-19 test requirement that is not possible for travelers to get, or (4) a positive test result for Covid-19 for one of the travelers in the group, will get back 100% of money paid. Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid. If they cancel between 30 and 60 days before check-in, they'll get back 50%. Otherwise, they won't get a refund. Owners may cancel reservations with 60 days' notice and full refund of payments. You may wish to get third party insurance, as we do not insure your trip. See www.travelinsurancereview.net.

Guest agrees to leave the villa in the same condition as found less normal wear and tear; abide by HOA & pool rules in Aloha Book, including no pets, no smoking in the villa or anywhere in the complex, except in marked outdoor smoking areas; and observing quiet hours, 9 PM – 8 AM. Large parties are not allowed. Please close all doors and windows when air conditioner is on. Do not reprogram thermostat below 74 degrees. It may damage air conditioner. Maximum number of guests is six. **Guest, please initial here:**

Owners agree to provide a fully furnished unit including linens, kitchenware, phone 808-886-1010, unlimited US & Canadian direct-dial calls and wireless DSL. We are Waikoloa King's Club members. When it is open, guests may play golf for \$50-75/round at resort courses. During Covid pandemic we do not guarantee the course or other amenities are open. Currently the beautiful Beach Course is open for \$50/18 holes. Parking is provided in garage, outdoor reserved space closest to unit and unmarked outdoor spaces. Owners do not insure Guest's personal property against loss/damage, including but not limited to vandalism, fire, water damage, criminal or negligent act by others or against personal injury to Guest for reasons other than Owner's neglect. The villa is cleaned before you arrive. Daily maid service is not included. We can arrange additional cleaning for an additional fee. Most questions or emergencies are best handled by contacting owners.

Security deposit: VRBO has the guest's deposit "on file." The villa is inspected and inventoried between guests. Missing items, damage or extensive cleaning will incur additional charges, invoiced at 1.3 times the cost of replacement or repair. An invoice will be provided for any additional charges, determined at Owner's discretion. A \$500 fee will be charged for smoking in the villa. The Credit Card Authorization Form provides a payment guarantee for charges incurred above the \$300 deposit, plus any collection and attorney fees. Guest and Owners agree to attempt to resolve any dispute in good faith though mediation before taking legal action.

Upon departure, please:

1. Start the dishwasher.
2. Start a load of towels; these take a long time to dry.
3. Turn off TV and cable box, lights, 3 fans and all appliances.
4. Put the kitchen garbage in a Villas Complex dumpster by the road.
5. Lock all doors & close windows.
6. Leave both sets of keys, garage door opener inside in the entry. Use the key in the lock box to lock the front door. Then return key to the lockbox. Our cost of \$75 will be charged for a lost set of keys or opener.

Guest, please sign or type signature: _____ **Date:**

Mahalo for choosing Hawaii Resort Rentals! Kat and Derry Ryan

Hawaii Resort Rentals has been registered with HI State Dept. of Commerce & Consumer Affairs, Business Registration Div. under #4018331 since 2003, is licensed with HI Dept of Taxation, Tax ID #W40949158-01 and remits GE and TA taxes under Tax Lic. #30135630. Short Term vacation Rental registration: STVR-19-360501.