

Vacation Rental Agreement for Hale Keo Keo

THIS AGREEMENT is made this _____ day of _____ between Elizabeth and Cam Eason, ("Owners") and

_____, _____, _____

_____, _____,

_____ (collectively called "GUEST").

It is hereby agreed that Guest shall rent on a short-term basis from the Owner the property known as HALE KEO KEO, located at 167 Beach Road, Capt. Cook, Hawaii, 96704
CHECK IN _____, 2011 AND, CHECK OUT _____, 2011 for the rental amount below.
(Check in is 4:00pm or after, Check out is 10:00am or earlier. If our bookings and cleaning permit we are happy to provide earlier check-in and later check-out, but we can't determine this more than 48 hours in advance)

GUEST INFORMATION:

Guest Name/s appear above

Address: _____

Cell Phone: _____ Home Phone: _____

E-mail Address: _____ Number of Guests: _____

Airline & Flight Number: _____ Flight Arrival Time: _____

PAYMENT INFORMATION

Payment shall be made by check payable to Elizabeth Eason and mailed to:

c/o John Denissen

P O Box 27434

Los Angeles, CA 90027

RENTAL FEE

Rental Fee	\$	
Hawaii State Tax 13.417%	\$	
Security Deposit (\$350 of this is normally refunded- see RETURN OF SECURITY DEPOSIT below)	\$	500.00
Total Due	\$	due now

GENERAL CONDITIONS: Owner shall provide all utilities, furnishings, towels and bathroom and kitchen supplies. In addition, our Manager, Carol Jossy, will be available during your stay to respond to any Guest inquiries. She may be reached at 328-9982.

Guest agrees to leave Hale Keo Keo in the same condition as found and to return keys upon departure.

The number of Guests shall not exceed the number of Guests on this rental agreement.

(Up to six persons is allowed). If more people are found to occupy premises than on the rental agreement, Guest

agrees to pay for the additional people.

Missing items, damage to premises and excessive cleanup will be deducted from the Reservation/Security deposit. Guest agrees to pay the amount in excess of the Reservation/Security deposit.

Owner assumes no liability for property loss or damage, nor liability for accidents or injury on the premises. Guest is responsible for the premises and for his/her/their guests during occupancy of Hale Keo Keo.

CHECK OUT: Check out time is 10:00 AM. Please feel free to request a later departure if that would be more convenient for you, and we will do our best to accommodate if we do not have a booking immediately following yours.

ZERO TOLERANCE: Guest and the members of his/her party shall not use or permit to be brought into Hale Keo Keo any illegal or controlled substances, firearms, or items hazardous to persons or property. In addition, we would prefer that smoking be limited to the lanai and outside areas.

USE OF THE PREMISES: Hale Keo Keo is located in a residential neighborhood. Guest shall be quiet and peacefully enjoy the premises so as not disturb other guests. This is especially appreciated after 10:00 PM in the village of Napo'opo'o.

CANCELLATION AND REFUND POLICY: A cancellation with 60 days or more notice before time of occupancy, will receive a full refund of any amount received.

A cancellation with less than 60 days notice, will result in a forfeiture of all funds except security deposit. We will do our best to re-book your stay with full credit for the funds already paid. If you cannot rebook, and if we are able to re-rent the house for any portion of the days included in this agreement, we will refund your funds to the same extent that we are able to re-rent the house (pro-rated if we need to offer a discount or end up renting for a lesser number of nights, etc). No-shows, late arrivals or early departures after arrival are non-refundable. That said, we are not some Multinational Corporation, but rather a family opening our home so that others may enjoy it in our absence. Last minute cancellations will be dealt with on a personal situation basis, with dates possibly changed to a later, perhaps more convenient times, and we will most certainly consider extenuating circumstances.

RETURN OF SECURITY DEPOSIT: The cleaning fee, usually \$150, will be subtracted from the deposit if the condition of the home is the same as it was upon arrival (please get the laundry of sheets/towels started). Any breakage/loss or atypical cleaning needs will be deducted. The balance will be returned to Guest promptly following the stay.

ACCEPTED AND AGREED TO

_____ Dated: _____
Elizabeth Eason, Owner

_____ Dated: _____
(Guest)

Inquiries and booking arrangements are made through John Denissen who assists Elizabeth with these matters as a courtesy. (310) 849-2935 jdkeokeo@gmail.com

Please print this document and mail it with your payment. Payment shall be made by check payable to Elizabeth Eason and mailed to: c/o John Denissen, P O Box 27434, Los Angeles, CA 90027 U.S.A.