

L.A. Real Estate Rentals

16961 Hwy 180 W suite C - Gulf shores, AL 36542

MAILING ADDRESS: 6900 Lakeshore Dr. Gulf Shores, Al 36542

(251) 540-2444 or Toll Free: 1-866-414-0166

www.lare.org

rentals@lare.org

Rental Agreement

Must be signed prior to Check-In

1. Check-out time before 11:00 A.M. - Check-in time between 4:00-5:00 P.M. No exceptions!!! If you will be a late check-in, you must make arrangements through our office for key pick-up.
2. All balances must be paid 30 days prior to arrival date, unless other arrangements have been made through our office.
3. **CANCELLATION OR DATE CHANGE: 60** days minimum notice. Cancellations or date changes occurring less than stated minimum days required notice will result in forfeiture of Reservation Deposit, rent taxes and all fees. If cancel before **60** days there is a \$50.00 cancellation fee.
4. Must be at least **25** years of age or older to reserve rental property. Be prepared to show picture I.D. at check-in.
5. Occupancy is specifically LIMITED to the MAXIMUM number of people indicated on rental () at ANY time during your stay. Violation of these rules will result in loss of rent, forfeiture of deposit and you will be asked to leave.
6. State lodging tax and cleaning/linen fee will be added to rental amount.
7. There will be a \$30.00 non-refundable reservation charge when booking property.
8. Prices and sleeping arrangements are subject to change. We do reserve the right to change unit assignments if the need arises.
9. No refunds for early departure due to any reason except for MANDANTORY EVACUATION.
10. There is no charge for local calls. Units have long distance block through local telephone companies.
11. **DISHES MUST BE CLEAN AND PUT BACK IN PROPER PLACE. GARBAGE WILL BE PUT BY STREET IN PROPER RECEPTACLE.** Renter will be responsible for any cost of damages, and/or additional cleaning fees.
12. **DO NOT** take any contents of the unit to the beach. **DO NOT** transfer items from one unit to another. **DO NOT** move furniture / TV's, DVD, etc. This will result in an additional fee charged to your credit card to have it moved back where it belongs.
13. We do not guarantee any appliance or telephone/cable service in rental units. No refunds will be given for malfunctions, but we do promise to have them replaced or repaired as soon as possible.
14. L.A. Real Estate Services or individual owners will not be responsible for accidents or injury to guests/ renters or for loss of money or valuables.
15. **NO PETS** or **SMOKING** is allowed in the rental unit without written approval from the management.
16. Bed linens and **one** bath towel/cloth **per person** is provided, although you will need to **BRING YOUR OWN SOAP / PAPER PRODUCTS.** There is a charge per missing linen items so please do not remove these from rental.

17. ABSOLUTELY NO HOUSE PARTIES ALLOWED IN ANY RENTAL. Overcrowding may result in immediate expulsion and forfeiture of rent.
18. There will be a \$25.00 charge for lost keys or after hour entry to your unit.
19. **SECURITY DEPOSIT WAIVER** - While renting from L A Real Estate Services, we provide the following benefit to all our guests, "Peace of Mind" Security Deposit Waiver Plan. The SDW Plan protects you from theft or damage which results from an accident within the unit. The Security Deposit Waiver does not cover negligent or willful and wanton conduct. For a full description of the plan, please refer to the enclosed Description of Coverage detailing full terms and conditions that apply. If a Description of Coverage is not enclosed, contact L A Real Estate Services for a copy. You must notify the Management Company of any damage to the unit during your occupancy, or this plan is void and you will be held responsible for any damage to the unit. This Plan is provided to all our guests as an additional service from L A Real Estate Services.

Property:
Guest:

Reservation #
Dates:

Signature: _____

Please sign and return one copy by email: rentals@lare.org or mail to L.A. Real Estate, 6900 Lakeshore Dr, Gulf Shores, AL 36542 or fax to: 251-540-2627



Security Deposit Waiver Program

TERMS OF WAIVER

As an enrolled Covered Guest under this plan, staying at a L.A. Real Estate Services property, you will not be obligated to pay for theft or damage to cover real or personal property of the owner of the rental unit located within the rental unit that is occupied by the Covered Guest. The property manager waives the right to charge the Covered Guest for theft or damage to the unit as a result of your inadvertent acts or omission during the duration of the Stay. The maximum limit of this waiver of liability is \$3000 aggregate per Stay.

CONDITIONS

The Peace of Mind Protection plan has certain conditions. The plan will not include liability for damage or theft resulting from:

1. Acts of God;
2. Intentional acts of a Covered Guest;
3. Gross negligence or willful and wanton conduct;
4. Any cause, if the Covered Guest does not report the damage to L.A. Real Estate Rentals staff in writing using the plan forms provided, by the time the Covered Guest checks out of the unit;
5. Normal wear and tear;
6. Theft without a valid police report;
7. Damages caused by any pet or other animal brought onto the premises by a Covered Guest;
8. This plan does not cover loss of use of the covered property;
9. Coverage does not apply for theft or damage of any property owned by or brought onto the premises by a Covered Guest;
10. Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.

DEFINITIONS

1. Covered Guest: All registered guests and all persons booked to share the same unit of accommodations.
2. Stay: The stay at a L.A. Real Estate Services unit from the date of Covered Guests check-in to the date of check-out (maximum 90 days).

ADMINISTRATIVE PROCEDURES

All waivers of theft or damage will be administered by L.A. Real Estate Services staff at the property. Such staff will have authority to determine the nature and extent of damages, necessary repairs and eligibility for the waiver of liability described herein. The Covered Guest must report any theft or damage to the unit or its contents to L.A. Real Estate Services staff by the time of check-out or any otherwise applicable damage waiver for such Covered Guest will be void. The outside Administrator has the ultimate claim administration authority. Arbitration is required prior to litigation.

TERMS OF COVERAGE

1. The plan takes effect upon check-in or registration on the booked arrival date to a L.A. Real Estate Services unit.
2. All coverage shall terminate upon normal checkout time of the L.A. Real Estate Services unit or the departure of the Covered Guest, whichever occurs first. **IMPORTANT NOTE:** Violation of any condition of the terms of L.A. Real Estate Services voids the POM Pan and the Covered Guest will be held responsible for any damage to the unit. L.A. Real Estate Services provides the Peace of Mind Protection plan. The obligations of L.A. Real Estate Services under this contract are underwritten by Virginia Surety Company, Inc.

THIS DOCUMENT BECOMES PART OF AND IS ATTACHED TO THE LEASE AGREEMENT



**16961 Hwy 180 W,
Suite C
Gulf Shores, AL 36542
Toll Free: 866-414-0166
Local: 251-540-2444
Fax: 251-540-2627**

If you are coming from **I-10** take **exit 44** (Loxley/Malbis) and **take a Right** on **Hwy 59**, or if you are coming

From **I-65 South** take **exit 37** (Gulf Shores Pkwy/BayMinette).

Turn left on Gulf Shores Pkwy (also know as Hwy 59) When you go over the bridge into Gulf Shores go to the **4th** red light by **Burger King** and **Take a Right** onto Hwy 180 W/Ft. Morgan Road. We will be located about **5** miles on the **RIGHT** at the 16.9 mile marker, approx. 1/2 mile from **The St. Andrews By the Sea Church**. You will see a pointer sign at the mail box. Turn Left just after the sign. We are located in the center of the complex.