

**KEY ALLEGRO PROPERTY MANAGEMENT
RENTAL AGREEMENT**

A Rental Agreement must be completed and signed by you, the renter, and received by Key Allegro Property Management prior to date of arrival. Please make sure that you have read and understand the enclosed Rental Conditions Policy before signing this Rental Agreement. No one will be permitted to check-in (including Late Arrivals), until this agreement is completed signed and returned.

RETURN TO: Key Allegro Property Management Phone (361)729-2333
 1798 Bay Shore Drive Fax #: (361) 729-7967
 Rockport, TX 78382 Email: rentals@keyallegro.com

Rental Address: _____

Arrival/Departure Date: _____

Reservation Total: \$_____

Renter Responsibility Clause: The person signing this Rental Agreement thereby assumes responsibility for the property during occupancy and will be held accountable for payment of any cancellation fees, for rental payment, and for payment of any additional cleaning cost(s) and repair cost(s) for damage(s) to the property during occupancy that is beyond reasonable wear and tear. No furniture, appliances, beds and mattresses are to be moved from one room to another or to the outside of the property. The renter is responsible for any cost associated with moving these items back to their assigned place in the property and any damage the renter caused from moving any item during occupancy.

This rental agreement only authorizes the occupancy and reasonable use of the rental unit identified by this document, and its inherent amenities. Subleasing of Rental units will result in forfeiture of the deposit and immediate termination of the lease term. Assets that may be located on the property, but are not a natural part of the rental unit, such as boat(s), jet ski(s), vehicle(s), boat lifts etc., are not a part of this agreement and may not be used.

Renters and their guests will indemnify, defend and hold harmless the property owner, Key Allegro Property Management, its parent company, Key Allegro Real Estate Co., and any and all of its employees for any damages, costs, attorney's fees, expenses, loss or damage of personal or real property due to vandalism, theft or acts of nature, or for any injury occurring while the renter or the renter's guests, whether or not authorized by you, is on the rental property. Key Allegro Property Management is not responsible in any manner for: (1) personal injury of any tenant or tenant's guest resulting from their action or the acts of third parties; (2) loss or damage of personal or real property due to vandalism, theft, or acts of nature; (3) any other damage, loss or injury.

Cancellations: Changes or cancellations to reservations less than 30 days must be done 14 days prior to arrival to avoid a cancellation fee. Monthly rentals must be canceled 30 days prior to arrival to receive a refund. Monthly rentals canceled within 30 days of arrival will forfeit the first month's rent and processing fees. For reservations made less than 14 days of arrival, you have 24 hours from the time that you made your reservation to cancel or shorten your stay.

*** Smoking Inside this Rental Unit is not permitted ***

Please read the Rental Conditions Policy before signing this Rental Agreement

**KEY ALLEGRO PROPERTY MANAGEMENT
RENTAL CONDITIONS POLICY**

All of our homes and condominiums have at least a two (2)-night minimum stay requirement. Half of the reservation total is due at the time of booking. The remaining balance is due 2 weeks prior to

arrival. A Property Damage Insurance Plan is included in each reservation. This covers accidental damages that may occur during your stay. Our hope is that the properties are treated with care. **No pets are allowed on the property, inside or outside without approval from the owner of the property.** If approval is granted a separate pet agreement will be completed, signed and returned with this rental agreement. The non-refundable pet fee will be added to the reservation cost. Should Key Allegro Property Management become aware that an unauthorized pet is being kept at the rental unit, a \$500 fee will be charged and you will be evicted.

Reservations must be paid in full prior to arrival. Half of the reservation total is due at time of booking and the remaining balance is due 14 days prior to arrival. Rental rates are subject to change without notification. We will try to inform you of any changes. Please present your driver's license with your credit card at check in. We accept cash, personal checks, money orders, and all major credit cards. All short-term rentals are subject to hotel/motel tax of 15%. **All rentals 1 month or longer will have a \$100 electric cap per billing cycle. Renters are responsible for anything over \$100.**

Late Arrivals. If you are going to be a late arrival, (after 4:00 pm) we must have all signed paperwork and FULL PAYMENT in our office before your date of arrival.

We request that you limit your visiting day guests to six (6) people. Please bring extra towels for your beach use. Linens and home furnishings cannot be removed from the unit.

Renters and their guests will indemnify, defend and hold harmless the owner of the property, Key Allegro Property Management, its parent company, Key Allegro Real Estate Co., and any and all of its employees for any damages, costs, attorney's fees, expenses, loss or damage of personal or real property due to vandalism, theft or acts of nature, or for any injury occurring while the renter or the renter's guests, whether or not authorized by you, is on the rental property. Key Allegro Property Management is not responsible in any manner for: (1) personal injury of any tenant or tenant's guest resulting from their actions or the acts of third parties; (2) loss or damage of personal or real property due to vandalism, theft or acts of nature; (3) any other damage, loss or injury.

Our office is open seven (7) days a week, 9:00 AM until 4:00 PM. Arrangements can be made for late arrival. Please call the rental office at 361.729.2333 for details.

Please read "A Word from Management" before signing this Rental Agreement.

A WORD FROM MANAGEMENT

We would like to extend a warm welcome to you and hope that you will consider becoming a regular visitor. A large number of our guests stay with us every year, and their return is always eagerly anticipated.

We manage condominiums and homes for individual owners. This means that each home reflects the personality of its owner. Each home has been furnished and decorated by the owners, as a result, each is unique in its own way.

We have created a standard of essentials for owners to provide each property with: linens, towels, dishes, a microwave, toaster, coffee pot, etc. For the most part, our owners exceed the bare minimum. If

you plan to prepare a special meal, we suggest you bring your favorite cookware.

Unlike a hotel or motel, we do not provide housekeeping service, soaps or paper goods, i.e. toilet paper or paper towels, while you are visiting. Our housekeepers typically provide two rolls per restroom and one paper towel roll. We suggest bringing more if you will need it. Housekeeping may be arranged through our rental office for a fee, if you so desire. You are charged a housekeeping fee to prepare the home or condo for the next guest.

We ask that upon departing the property, you remove all trash and debris from the unit, turn off all the lights, close all window coverings and lock all windows and doors. In the summer, reset the thermostat to 76 degrees, and 60 degrees for the winter. If trash is not placed at the curb for pick up during your stay and must be hauled away after your departure an additional fee will be charged to do so.

Rental keys must be returned to the rental department upon departure to avoid a locksmith charge. There may be a locksmith charge if you lock yourself out after business hours.

Think of these accommodations as if you were staying at a friend’s vacation home. Please be respectful of the property and your neighbors. We strive to make your visit as comfortable as possible; and we hope you enjoy your stay with us.

All overnight occupants of the rental unit should be listed with Key Allegro Property Management. The number of overnight guests cannot exceed rentals capacity stated unless authorized by this office. Overnight occupants younger than eighteen (18) years must be accompanied by an adult. **All the addendums (Word from Management and Rental Policies) applies, and all reservations are subject to cancellation by rental office at anytime if rule, policy or procedure is not followed.**

Those listed below are the overnight occupants of the rental unit identified by this document. Key Allegro Property Management will be made aware of any changes.

- | | |
|-----------|-----------|
| 1. _____ | 11. _____ |
| 2. _____ | 12. _____ |
| 3. _____ | 13. _____ |
| 4. _____ | 14. _____ |
| 5. _____ | 15. _____ |
| 6. _____ | 16. _____ |
| 7. _____ | 17. _____ |
| 8. _____ | 18. _____ |
| 9. _____ | 19. _____ |
| 10. _____ | 20. _____ |

ALL RESERVATIONS ARE SUBJECT TO CHANGE. WE WILL NOTIFY RENTERS IF POSSIBLE!

The following addendums apply:

NO SMOKING INSIDE THE PROPERTY
IF PROPERTY ALLOWS A PET, PLEASE COMPLETE THE PET AGREEMENT

GRILLS ON PROPERTY: GRILLS MUST BE CLEANED ON DEPARTURE OR CLEANING FEE WILL BE CHARGED.

ALL RENTALS 1 MONTH OR LONGER WILL HAVE A \$100 ELECTRIC CAP PER BILLING CYCLE.

All maintenance issues are to be reported to our office at 361-729-2333, For afterhours **emergencies** only please call 361-463-1162. Check in time is 4:00 pm and Check out time is 11:00 am

I have read and fully understand the Key Allegro Property Management Rental Agreement and the Rental Conditions Policy and I agree to abide by the described requirements, conditions and restrictions. I further understand that violation of the Rental Conditions Policy and/or this Rental Agreement could result in my eviction from the rental unit, loss of deposit and loss of rental fee. I have also provided a credit card and waive authority to charge for any damage, theft, etc. in excess of the deposit amount.

Signature

Date

