

Rental Documentation for (condo # to be inserted) Located at the Maravilla Resort, 9520 Seawall, Galveston, 77554

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

9520 Seawall Blvd Maravilla Condos Galveston, Texas 77554

Check in time: 4:00 PM

Check out time: 11:00 AM (No late check out, No exceptions)

Please provide in your reservation request when booking online:

1. Number of adults
2. Number of children
3. Any pet approval request

Rental rates are listed per season when booking online. The Standard rate only applies to the current season.

Your refundable security deposit and all other rental charges are listed in the details of your quote.

Deposits are refunded by VRBO within 14 days of departure. SEE CONTRACT DETAILS BELOW TO ENSURE DEPOSIT RETURN

The initial payment requested in your quote is due when booking. Your final balance is due 7 days before check in. If arrival is less than 7 days the full balance is due at the time of booking,

PLEASE NOTE THE CLEANING FEE IS FOR SANITATION AND LINENS. Please review, electronically sign and return the attached rental agreement. As soon as we receive your full deposit and cleaning payment we will return the signed contract. Please see more details regarding this in the rental agreement.

Access to your condo is sent 48 hours before arrival by my email from wadebeachrentals@gmail.com to the email you have provided. Please notify us at the email listed if you have not received the information after checking your spam or trash box.

Thanks and have a great vacation!

Donna Wade, Owner

wadebeachrentals@gmail.com

Call or Text- 409-350-2622

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between the condo owner, Donna Wade and _____ ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at 9520 Seawall Blvd, Galveston, Texas 77554, Maravilla Resort

The property is furnished and has a full kitchen. Linens and towels are provided. Please see the inventory to review a list of all other items.

2. Rental Party: The rental party shall consist of Guest and the following persons (list all guest's names and ages). Please provide via email before arrival.

3. Maximum Occupancy: The maximum number of guests in our one bedroom property is 6.

4. Term of the Lease. The lease begins at 4:00 p.m. on the dates outlined in our booking conformation.

5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged a higher fee if approved by the owners. Advertised rates are subject to change depending on demand during holidays, peak season, and special events.

6. Rental Rules: All guests agree to abide by the Rental Rules attached as Exhibit A at all times while at the property. All guests must be listed on the contract, even minors. You must be 25 to sign the rental agreement and take responsibility for all guests under the agreement. Guests must observe all Maravilla HOA guest rules. Guidelines for the grounds are given out when parking passes are obtained. The Maravilla has posted signs regarding pool rules, any maintenance projects, and all important notices in the elevators. Please address any questions to the owner. The front desk is not associated with the management of the condo yet they can be helpful for some local advice.

7. Access: Guest shall allow Owner or owners agent access to the property for purposes of repair and inspection. Owner shall exercise this right of access in a reasonable manner and shall limit access to normal business hours of 9 to 6 except in case of emergency.

8. Rental Rate, Fees, and deposits are all listed in our online quotes for each specific property.

Deposit details for each property are provided in your quote.

The deposit is for security and shall be refunded within 14 days of the Checkout Date provided no deductions are made due to: i. Damage to the property or furnishings; ii. Dirt or other mess requiring excessive cleaning; or iii. Any other cost incurred by Homeowner due to Guest's stay. Deposits are returned to the credit card on file.

If the premise appears dirty or damaged upon Check-in, Guest shall inform property manager immediately the day of check in. Damages or credits for any cleaning missed will not be provided if the guest does not report anything out of order the day of arrival.

At no time during a guest stay can trash be put into the hallway. Trash found in the hallway at any time by the HOA will be photographed and will cost the guest \$15.00 per bag.

9. Cancellation Policy: Bookings canceled at least 60 days before the start of the stay will receive a 100% refund.

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: All payments are taken online by the provider we have set up such as vacation rent Payments as a 3rd party for security reasons. No cash or checks can be accepted.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by asking for a reservation. This contract is electronically executed through different booking services and from the owner via email.

Donna Wade, Owner

wadebeachrentals@gmail.com

409-350-2622 Text or call

Exhibit A

RENTAL RULES

1. Upon check in you must visit the lobby during business hours and sign the Maravilla HOA guest rules. You are required to register your vehicle with the Maravilla office. Parking passes needed may be purchased at time of check-in for a charge of \$20 each per vehicle staying overnight. Parking passes are good for your entire stay at the Maravilla. A trailer, motorcycle, or small RV is considered a vehicle.

2. Smoking is NOT allowed and will result in forfeiture of your deposit.

3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.

4. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

5. Keep the property and all furnishings in good order. PLEASE NOTE THE CLEANING FEE IS FOR SANITATION AND LINENS. We do expect any damage you cause to be reported at once. We also expect the condo to be left in a decent manner. Absolutely no glitter, confetti, and please make sure you do not leave food in the beds, on the floor or anywhere other than a trash can. Please take all trash out during your stay. Additional cleaning cost can be incurred for not following these guidelines. Photos of the condo condition are taken to clarify the condition the condo was left if this needs to be brought to the owners attention.

6. Only use appliances for their intended uses.

7. Pets are only allowed if approved by the owner for a rate of \$50.00 per pet. Pre-approval is required when booking.

8. Parking: PARKING PASSES – Renters must display parking pass at all times. Failure to display may result in towing of vehicle at renter's expense. The HOA accesses the charge for parking which is collected via a credit card or check only. No cash will be accepted. The front office of the Maravilla is not responsible for the management of this condo. Although there are no assigned parking spaces for the units, vehicles are to be parked in designated parking areas only. The Owner has always observed ample parking available at all times except major holidays or celebrations which might require parking on the seawall at the vehicle owners expense. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. The Maravilla has specific rules about parking which must be signed upon arrival.

9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

10. Hot Tub and Pools: Please follow the rules of the Maravilla regarding Hot Tub and Pool usage. Please review the HOA guest rules carefully. Please also take note of all signs posted by the pool and hot tub areas. No lifeguard is on duty at any pool. The East pool is heated during the fall and winter months when needed.

11. Internet Usage: The Maravilla provides internet in the lobby. We are not responsible for the security of the Maravilla network or any outages in our condos that do have wireless Wifi access. No credit will be given if an outage occurs as the complex does supply the Wifi service to the owners. We do offer Wifi in our units but we cannot prevent any unknown outages, weather issues, provider issues, specific guest user scenarios, etc.

12. Storms: If there is a storm or hurricane, no refunds will be given unless: The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or a "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund: Any unused portion of rent from a guest currently registered; Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Please refer to the contact information on page one with any further questions.

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