



VACATION SPOT by the SEA
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Vacation Spot By the Sea, Waikiki Banyan

Rental Contract and House Rules

201 Ohua Avenue, Honolulu HI 96815, Unit #2809, Phone #808-922-6500

1. CHECK-IN TIME IS AFTER 3 P.M. HST AND CHECK-OUT IS 10 A.M. PST. All email correspondences between Global Venture USA or Vacation Spot by the Sea and tenant is made part of this contract.
2. This is a NON SMOKING unit; no smoking is permitted on the lanai/balcony. Signs of smoking will result in eviction and/or forfeiture of security deposit.
3. Wearing of foot wear and pets are not permitted in rental units under any conditions.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent. Stipulations to your contract also applies:

What is included?

- all taxes
- Sleeps up to five (5) no with no additional charges
- Dishes, pots and pans, utensils, cookware
- Fully furnished kitchen, 4 burner stove, full sized refrigerator microwave, rice cooker
- Local phone calls
- Internet
- Parking, see line item #14

What do you pay for?

- room rate per night
- Cleaning Fee \$75
- Airport Shuttle \$35 (if required)

5. DAMAGE/RESERVATION DEPOSIT/PAYMENT EQUAL TO ONE NIGHTS STAY:
 - A. A damage/reservation deposit of \$300 is required. This must be received within seven (7) days of booking the reservation.
 - B. Security deposits are credited back to your account or a check is sent to your address within 30 days of your departure. Checks/credits are issued on the 1st and 15th of the month.
 - C. A deposit of equal to one nights stay in addition to the security deposit is required to confirm reservations. The security deposit is NOT applied toward

rent; however, it is fully refundable within (30) days of departure, provided the following provisions are met:

1. No damage is done to unit or its contents, beyond normal wear and tear and wearing of foot wear and pets are not permitted in rental units under any conditions. No visible signs or smell of smoking inside of the unit to include the lanai/balcony.
2. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
3. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned or hand washed. Stove top and oven is clean.
4. All keys are left on the kitchen table and unit is left locked. Lost keys will require us to replace the entire lock assembly for security reasons. In this case your security deposit will not be refunded.
5. All charges accrued during the stay are paid prior to departure.
7. No linens are lost or damaged.
8. NO Early check-in or late check-out.
9. Parking passes are left inside the unit upon departure.
10. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by My Complex.
11. PAYMENT - An advance payment equal to one night's rental rate is required to confirm your reservations. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, and cashiers checks, personal checks payable to Global Venture USA or by major credit card. The advance payment is not a damage deposit. The BALANCE OF RENT is due THIRTY (30) days before your arrival date.
12. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to an \$130 cancellation fee or a fee equal to one nights stay which ever is higher. Cancellations or changes that result in a shortened stay or that are made within 60 days of the arrival date; forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. Changes to your reservation are based on availability and will be assessed a \$50 change fee. Security deposits are credited back to your account or a check is sent to your address within 30 days of your departure. Checks/credits are issued on the 1st and 15th of the month.

6. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

7. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to (5) five for the Waikiki Banyan and six (6) persons for our Ilikai Apartment and eight (6) for our Discovery Bay apartment. ALL OUR PROPERTIES REQUIRES A THREE (3) NIGHT MINIMUM STAY.

8. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

9. INCLUSIVE FEES - INCLUSIVE FEES - Rates include a one-time linen, towel setup, facial tissue, toilet paper and kitchen wipes. If further supplies are needed, please

purchase them at your own expense. No housekeeping services are provided; cleaning is done once and is accomplished on check-out. If you wish the room cleaned during your stay, a fee of \$150 will be assessed.

10. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

11. RATE CHANGES - Rates subject to change without notice.

12. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

13. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

14. PARKING PASSES - Parking passes are located inside the unit (with the exception of the Ilikai Unit, parking is at customers expense). Renters must display parking pass on the rear view mirror Banyan and Discovery Bay, visible at all times. Failure to display the passes and parking in an unassigned parking stall (Discovery Bay) may result in towing of vehicle at renter's expense. Leave the parking passes inside the unit upon departure. The Ilikai offers off site parking for \$18.00 per day or valet parking at \$25.00 per day. Lost pass is cause for forfeiture of security deposit or a \$150.00 replacement fee.

15. HURRICANE OR STORM POLICY - HURRICANE OR STORM POLICY (beach property): No refunds will be given, we highly recommend you purchase travel insurance.

16. TRAVEL INSURANCE: We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

17. Global Venture USA, Vacationspotbythesea, owners and associates are not responsible for accidents that occur within the apartment, condominium common areas, failure to heed warnings regarding the use of windows, cooking facilities as a result of negligence and lack of supervision of the customer/tenant.

18. Global Venture USA and Vacation Spot by the Sea reserves the right to cancel reservations in the event of sale of property and/or double bookings. In any case a full refund and 30 days notice will be given.

I have read and agree to the contract, cancellation policy and house rules above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____

Print your Name: _____