

## **RedBonesJohnson Vacation Rental Agreement**

By entering your payment and submitting this reservation you hereby agree to the following Tenants and Conditions:

This lease is entered into by and between **Kirk Johnson (Owner, RBJ)** and \_\_\_\_\_ (guest), on the date the reservation form is submitted and deposit received. Owner hereby leases to Guest and Guest leases from Owner, those premises commonly referred at **RBJ 2500 Dauphine Street #3, New Orleans, LA. 70117** under the following terms and conditions.

### **Terms:**

This lease shall commence on \_\_\_\_\_ (Arrival Date), and shall continue until \_\_\_\_\_ (Departure Date), unless terminated at an earlier date in accordance with the provisions on this lease dealing with default.

### **Rent:**

Guest agrees to pay Owner for the use and occupancy of the premises in the amount of \_\_\_\_\_.

### **Rental Deposit:**

To hold this reservation the Guest must place \$100 deposit, applicable toward the balance due, to the **RBJ Pay Pal account**.

### **Cancellation Policy:**

Guest may cancel 2 weeks before departure date and will receive one-half deposit back. If the Guest cancels before 2 weeks prior to departure the security deposit is not refundable.

### **Check-in:**

Check in time is any time after **noon** unless different time is arranged between owner and guest. The key will be available in the security box on the front security gate. Code will be issued when payment is received in full.

### **Check-out time:**

Check out time will be at 11am unless an agreement is made between owner and renter. Guest will place key back in lock box and lock doors when leaving condo. There is #30 fee for lost key.

### **No Smoking or Pets:**

The condo is smoke-free, smoking is not allowed inside. If you are a smoke we kindly ask you to please smoke outside and dispose of your litter. Sorry, no Pets allowed.

### **Noise**

We ask that you keep the music and excess noise down to a minimum. No parties allowed

### **Loss and Damage**

Any damaged furnishing or goods by neglect will be charged to the Guest.

### **Cleaning**

A \$30 cleaning fee will be charged for all stays up to 7 days. Any stay beyond 7 days will require an additional fee of \$10 per day. We ask that you leave the condo as you found. Please remove all food items that are perishable from condo, take out garbage, clean condo, strip bed sheets and place towels in the hamper.

### **Default by Guest**

The owner has the right to terminate this agreement in that event, immediate possession of the premises and the right to all damages, if any condition or covenant of this lease is breached.

### **Sole Agreement**

I understand and will uphold all the terms of this set-forth rental agreement.

Executed on the date: \_\_\_\_\_

By:

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Guest)