



Tradewinds Paniolo Ranch House Monthly Rental Agreement

Guests acknowledge receipt, understanding, and acceptance of our house rules and policies.

1. The monthly rate includes up to eight (8) individuals. (All children two years of age and older are counted). In certain conditions, up to two (2) additional guests may stay, but there is a \$195/per person/month added fee.
2. No pets on property.
3. NO smoking, vaping or tobacco use of any kind is allowed anywhere on property.
4. Please leave the "sand at the beach." Do take advantage of the showers that are provided at the beach to rinse off any sand before you leave. Then prior to entering the house or lanai, please shake out beach towels, chairs, and beach mats, etc. and wipe additional sand from legs and feet. There's also a hose outside you can use to rinse off again before going in the house or on the lanai.
5. Please do not put any clothing, towels or other items in the washing machine or dryer until you have first removed all sand by vigorously shaking and rinsing each item in the laundry sink. There is a fee of \$100 for sand left in either the washer or the dryer.
6. Please do not throw away silverware or take towels or other items from the house. You will be charged for any missing items.
7. Please replace any keys and remotes in the appropriate place for the next guest. There is a \$300 fee for a missing remote.
8. Do not cut on counter tops. Use appropriate cutting boards provided.
9. Cleaning service is not provided. Rental fee includes a one-time linen/towel set-up.
10. There is no street parking. Vehicle/s must be parked in the carport/driveway and there is a limit of two vehicles. Please do NOT drive on the grass or shrubbery.
11. There is no car-washing on the property.
12. When you check out (and when you leave the home for an excursion), please be sure all lights, appliances, TVs and air conditioners are turned off.
13. Guests will not disturb or endanger neighbors, nor use the premises for any offensive or illegal activities.
14. Guests agree to hold owner harmless from all liability, loss or damage resulting from carelessness, neglect, theft or improper conduct of guests and their visitors.

HURRICANE OR OTHER NATURAL DISASTER POLICY

If an evacuation is ordered for any part of Oahu or if the National Weather Service predicts that Oahu will be impacted by a major storm, tsunami or other natural disaster, the house will be immediately closed and guests currently staying in the unit will need to vacate immediately and seek shelter at one of the many designated shelters on the island. This is due to the likelihood that power, water and other services may be disrupted for an indefinite period of time and is for the safety and well-being of our guests. In the event of a tsunami or flash flooding, it is also highly



likely that roads may be closed indefinitely, so important to seek shelter early before this happens. Refunds will be given for:

- a. Any unused portion of the rent for a guest currently staying at the unit.
 - b. Any unused portion of rent from a guest who is scheduled to arrive and wants to shorten their stay to come in after the storm/hurricane warning is lifted.
15. Our goal is to be sure everyone is safe and secure. Being on an island means that we have fewer response options and that after-effects are likely to last longer and be more intense than on the mainland, so it is important to take precautionary safety measures early.
16. Guests will be charged for damages or loss of items from the unit. This includes but is not limited to:
- a. Lost or damaged remotes (A/C and/or TV) are \$300/each
 - b. Lost key/Lockout \$150 per occurrence
 - c. Excessive sand in the house and/or in the washer or dryer (\$100)

Any exceptions to the above policies must be agreed to by both parties in writing and in advance. Guests agree that violation of the terms of this agreement will result in termination of occupancy without refund and that they will remedy any damages or expenses they cause.

This property is privately owned, and management reserves the right to refuse service to anyone. The property will not be responsible for accidents or injuries to guests, or for loss of personal property or valuables of any kind.

Deposit Policy: The security/damage deposit and key deposit of \$300 is refundable within 14 days of departure, provided no damage or other charges are incurred and the departure checklist is followed, and the keys are returned as directed.

THIS IS A SMOKE-FREE PROPERTY! There is no smoking, vaping or tobacco use of any kind allowed anywhere on the property. ***A forfeiture of all deposits will result should you or any of your guests smoke in this unit, on the lanai or anywhere on the property and guests will remedy any additional charges needed to repair such damages.***

Renter hereby acknowledges having read, understood, and received a copy of this agreement.

Renter Name (Please print or type.) _____

Signature _____

Date _____

Please sign this document and return to Tradewinds Ranch House via fax or email.