

**Paradise Retreat Guest Reservation Rental Agreement**  
[www.portaransasparadiseretreat.com](http://www.portaransasparadiseretreat.com)

**SECURITY DEPOSIT:** \$150.00 security deposit to be returned within one week of rental, after cleaning and inspection of property.

**RENTAL DEPOSIT:** \$150.00 rental deposit is required at the time of booking, with the final balance DUE 21 days prior to arrival.

**CANCELLATION POLICY:** Cancellations made within 90 days or more are subject to a full refund of the rental deposit minus a \$25.00 cancellation fee. Cancellations less than 90 days prior to arrival are subject to full forfeiture of payment. There are no refunds for early departures. Checks are accepted.

**RENTAL TO RESPONSIBLE PARTIES:** Must be 25 years or older to rent. A copy of state driver's license or other acceptable ID is required at time of booking. Paradise Retreat does not allow rentals for wedding parties, fraternity parties, bachelor or bachelorette parties.

**CHECK IN/CHECK OUT:** Check In: 4:00 P.M. Check Out: 11:00 A.M.

**PERSONAL INJURY AND PROPERTY DAMAGE:** Guest agrees that Guest is fully responsible and liable for any injury or damage to persons or property as a result of their use of Paradise Retreat property. Guest agrees to indemnify, protect, defend and hold harmless Paradise Retreat for any damages, costs or attorney fees incurred as a result of any injury or damage from the use of Paradise Retreat property. The Guest agrees Guest is responsible and liable and will pay owner upon request for any damages to Paradise Retreat property caused by Guest's misuse or negligence.

**FURNISHINGS:** Please take care of the property as you would your own. NO changes or rearrangement may be made to any furnishings on property. Our property is inspected and signed off on by our Housekeeping Supervisor prior to your check in and upon your check out. Any missing items, broken items, smoking, excessive cleaning, soiled/stained towels, or trash removal will be taken out of your security deposit. Paradise Retreat supplies bed linens, bath towels, soap, toilet paper, paper towels, trash bags, and dish detergent. Paradise Retreat offers no extra towels or maid service. Suggested items to bring: beach towels, extra paper goods (toilet paper, paper towels, tissue), extra pillows (if needed), shampoo, sun tan lotion and beach gear. A washer and dryer are available for guests use.

**OCCUPANCY LIMITS:** Sleeps 4 adults comfortably. There are 2 queen beds. The occupancy limits include 4 adults. Please be aware of these limits prior to reserving the property.

**OWNER'S STORAGE:** This area is locked and off limits to the Guest. If Guest attempts to break into the owner's area Guest will be charged from their security deposit.

**PET POLICY:** Small to medium sized dogs (35lbs and under) are permitted for a \$50 fee. Please do not allow them on any furniture including beds. You are also responsible for picking up after your dog outside. Shot records must be up to date.

**SMOKING:** This is a NO SMOKING property. Smoking is not allowed indoors, but is allowed outside and on the covered patio. Violators will be asked to leave if discovered and will forfeit security deposit.

**REPAIRS:** Please report needed repairs to owners: Linda (cell #214-354-2686) or Rachel (cell # 214-226-0211).

**PARKING:** Please note the height of parking in the garage. Guest agrees to pay for any damage incurred to property due to oversized vehicles.

**NEIGHBORS:** Please be respectful of neighbors. No trespassing onto neighbor's property. No playing loud music or having outdoor parties after 10:00 p.m.

**CHECK OUT:** Before check out please have dishes cleaned and put away, stove and refrigerator left in clean condition, trash emptied into large trash bin outside by garage. Please take large trash bin to the 11<sup>th</sup> street curbside when leaving. Trash is picked up on Mondays and Thursdays. **TURN OFF AC/HEAT ON LEAVING.**

**SECURITY DEPOSIT FORFEITURE:** \$25.00 charge for extra keys, non-returned keys, postage for anything left behind to be collected and mailed to you. A minimum of \$50.00 if you leave trash in the house. Trash receptacles have been provided for your use during your stay.

**Guest Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**GUEST REGISTRATION INFORMATION**

- ☐ Name: \_\_\_\_\_
- ☐ Address: \_\_\_\_\_
- ☐ City, State, Zip: \_\_\_\_\_
- ☐ Home Phone: \_\_\_\_\_ CellPhone: \_\_\_\_\_
- ☐ Email address: \_\_\_\_\_
- ☐ Number of Guests (occupancy limited to 4 adult & 2 children): \_\_\_\_\_
- ☐ Check In Date: \_\_\_\_\_ Check Out Date: \_\_\_\_\_
- ☐ Number of Nights: \_\_\_\_\_
- ☐ Rental Deposit (separate check for \$150.00): \_\_\_\_\_
- ☐ Security Deposit (separate check for \$150.00): \_\_\_\_\_

**Make Checks payable to:** "Jessup Family Trust"

**Mailing Address:** Jessup Family Trust, 1937 Lake Forest Road, Grapevine TX 76051

**THANK YOU FOR BEING OUR GUEST**