

**GREEN LINE PROPERTIES, LTD. at HAMMOCK HARBOUR RV PARK.  
CABIN RENTAL CONTRACT / TENANCY AGREEMENT**

This agreement constitutes a contract between the RENTER(s) and OWNER (GREEN LINE PROPERTIES, LTD.) RENTER acknowledges and understands that by signing this agreement, he/she states that he/she has read and understands the written policies and agrees with all statements included herein.

Cabin # \_\_\_\_

Rental Period: \_\_\_\_ Arrival on: \_\_\_\_\_ Departure on: \_\_\_\_\_

RENTER'S INITIAL : \_\_\_\_\_

1) Any RENTER entering into this Agreement shall be at least 25 years of age. Anybody desiring to rent who is under this age must be accompanied by an adult 25 years or older. At least one person 25 years of age or older must handle and be responsible for the renting of the cabin. At least one person 25 years of age or older must remain in the cabin overnight each day of the rental period. Married couples under the age of 25 may request a waiver. (Note: No parents renting cabin for their children or college students, or parties, please!!) Occupancy is limited to Registered Guests only. Absolutely no overnight visitors are allowed unless otherwise approved in advance by OWNER.

RENTER confirms that he/she is 25 years of age, or older. RENTER'S INITIAL: \_\_\_\_\_

2) GUEST COUNT: RENTER agrees that the premises shall be occupied by no more than the number of people stated herein.

MAXIMUM NUMBER OF GUESTS: \_\_\_\_ # \_\_\_\_ RENTER'S INITIAL: \_\_\_\_\_

Occupancy is limited to registered guests only. Absolutely no overnight guests are allowed. Occupancy by guests other than those listed in this document will result in the termination of the rental and the forfeiture of all rental fees, and deposits. Please notify the Office at least 24 hours prior to arrival if your guest count changes. OWNER reserves the right to enter the property at any time to confirm guest count. Please register every person (including yourself and all children, regardless of age) who will be staying in the cabin during the rental period (up to the maximum number listed above).

RENTER NAME: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

Guest Name: \_\_\_\_\_ Age on day of arrival: \_\_\_\_\_

3) PROPERTY DAMAGE: RENTER acknowledges and understands that he/she is financially responsible for any and all property damage that may occur during the stated rental period which can reasonably be attributed to the rental party's negligence or abuse.

4) SECURITY DEPOSIT: A \$300.00 hold will be authorized on a credit card at the time of check-in. RENTER grants OWNER express permission to charge the credit card provided for all charges due including additional rental fees, ancillary charges, or to cover any damage, missing items and/or additional cleaning charges generated during the rental period, as set out above in this agreement.

5) CHARGES AGAINST / LOSS OF THE SECURITY DEPOSIT: RENTER agrees to follow all check-in and checkout procedures, and understands that the property must be left clean and undamaged. RENTER understands that failure to follow the posted checkout procedures may result in the loss of all, or part, of the \$300.00 security deposit and that OWNER reserves the right to further bill him/her for additional cleaning or repairs. (RENTER agrees to read and follow all of the documents provided at check-in, as well as those printed policies posted in the cabin.)

6) CHECK-IN/CHECK-OUT TIME: RENTER acknowledges and understands that check-in time is no earlier than 2:00 p.m. and checkout time is no later than 11:00 a.m. on the dates stated in the rental period above. RENTER agrees that an unapproved late checkout will be assessed \$25.00/hour after 11 a.m.

7) EARLY DEPARTURE/LATE ARRIVAL POLICY: No refunds will be made for early departures or delayed arrivals. No refunds or schedule changes will be made due to inclement weather.

8) INDEMNIFICATION AND HOLD HARMLESS: RENTER acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in residence, and the OWNER does not accept any legal or financial responsibility. RENTER hereby agrees to indemnify and hold harmless the property OWNER from any and all claims, for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of, or in connection with guest(s) use and occupancy of the rental property. Guests, and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold the Owner harmless with respect thereto.

11) INSURANCE - RENTER acknowledges that OWNER's' insurance does not cover personal property damage caused by fire, theft, rain, war, acts of nature, acts of third party, and/or any other causes, nor shall OWNER be held liable for such losses.

9) WARRANTY: Except as set forth herein, OWNER makes no warranty to RENTER with respect to the goods or services provided, and guest disclaims all other warranties, express or implied, including, without limitation, any implied warranty of merchantability or fitness for a particular purpose.

10) SUBSTITUTIONS: OWNER reserves the right to substitute a comparable cabin in the unlikely event that the reserved cabin is unavailable for any reason. This will be done only as a last resort when a maintenance issue or service interruption. (i.e. electricity, etc..) renders the cabin uninhabitable,.

SIGNATURE OF RENTER : \_\_\_\_\_

1) CHECK OUT PROCEDURES – Please remember: the following items must be complied with on or before 11 AM for checkout on departure date or RENTER(s) may forfeit his/her security deposit: Late checkouts will be charged \$25./hour after 11 a.m.

- (a) Dishes, Pots, Pans, Silverware, and Utensils must be washed, dried and put away and the microwave shall be left in a clean condition.
- (b) Refrigerator should be left clean and free of perishable food.
- (c) Barbeque grill must be left in a clean condition (or \$25 cleaning charge will apply).
- (d) Windows and doors must be left closed and locked.
- (e) Heater/air conditioner must be turned off.
- (f) All garbage and recycling must be put in appropriate containers in the parking lot by the park entrance.
- (g) Furniture in the unit is to be put back where it was found and the unit left neat and in order

2) NO FIREARMS – NO FIREWORKS – NO ATVs: The occupancy and use of the premises shall not be such as to place the property in danger of damage or to disturb and/or offend area neighbors or residents.

3) PETS: RENTER will be assessed a surcharge of \$20./stay for each pet. Pets must be restrained on a leash or tied at all times. Owners must pick up after their pets and dispose of waste in the garbage. Pets are to be kept off the beds and furniture.

4) NO SMOKING: This is a non-smoking cabin. The entire cabin is designated as a No Smoking Area. Guests may, however, smoke in the outside deck/patio areas. Cigarette butts must not be disposed of in the yard or anywhere on the property other than the fire pot.

5) BOATS/FISHING: Daily docking charges apply to all boats. A dock will be assigned and the boat trailer must be left in the docking area, not on the site. Please clean your catch in the fish cleaning hut at the end of Fox Freeway, not on your site. No fishing in canals until bass season opens.

6) BARBECUE: uses propane gas for cooking. RENTER agrees that CHARCOAL WILL NOT BE PUT IN THE GAS BARBECUE. If charcoal is found to be present inside the grill the full deposit will be forfeited. Do not bring the barbeque inside the cabin.

7) CAMPFIRES: are allowed in firepots only. No fire in a high wind and fires must be attended at all times and fully extinguished before guests retire for the night.

8) NO CANDLES or open flames are allowed in the cabin.

9) Please use the CUTTING BOARD provided - do not cut on the table or counters.

10) PARKING for one vehicle is available at the site . Other vehicles must be parked in the designated area by the Tennis Court.

11) WE RECYCLE. All garbage and recycling must be taken to the appropriate containers in the main parking lot by the front entrance to the Park. NO GARBAGE OF ANY KIND IN THE TOILET.

FORFEIT OF RENTAL AND/OR SECURITY DEPOSIT:

OWNER reserves the right to terminate this agreement and request **loud, unruly, or uncooperative guests** to vacate the premises immediately. Said discharge shall not result in the refund of any rental fees.

If it is found that any member of the rental party, or guest of the rental party, **has smoked inside the cabin**, his/her stay will be terminated immediately with no refund and the \$300.00 security deposit will be forfeited.