



Unit: Sunrise Property
 298 Knottingham Dr. Gilbertsville, KY 42044
 Phone: 270-705-0698
 Email: info@barefootprop.com

Tenant(s):			
Address:		City, State, & Zip:	
Home Phone:		Cell Phone:	
Email:			
Check-In:		Check-Out:	
Number of Adults:		Number of Children:	
Rental Fee:		Cleaning:	
Tax:		Refundable Damage Deposit:	
Total Amount Due:	Make payable to Rent KY Lake via check or online at www.vrbo.com/475253		

1. CHECK-IN TIME IS AFTER 4P.M. CST AND CHECK-OUT IS 11A.M. CST
2. This is a NON SMOKING UNIT. All cigarette butts should be let out and disposed of properly in trash before departure.
3. Pets are NOT permitted in rental units under any conditions.
4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$300.00 is required. This must be received within thirty (30) days of arrival. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable in the form of a company check within (14) days of departure, and mailed to lead tenant as address shows above and provided the following provisions are met.
 - a. Tenant making reservation must be at least 21 years of age. All persons under 21 staying at the property must be accompanied by parent or guardian over the age of 21.
 - b. No damage is done to unit or its contents, beyond normal wear and tear.
 - c. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - d. All debris, rubbish and discards are placed in trash bag and tied shut, and placed in either 2 outdoor trash cans and all soiled dishes are placed in the dishwasher. All dirty linens (towels, sheets, etc.) are removed and placed in laundry room.
 - e. All keys are left in the lock box locked and rental unit is locked. There will be 2 keys in lock box upon arrival; we suggest you leave one in the lock box at all times in case you lose one. Lost key charge of \$20.00 for all keys not returned to the lock box. If we have to send someone out to bring you a key there could be an additional charge to be determined by owner.
 - f. All charges accrued during the stay are paid prior to departure.

- g. Sunrise Property is furnished by the owners and is equipped for light housekeeping. All paper goods, condiments, cleaning products, and extra linens are the responsibility of the vacationer, except for the following are provided in the rental unit: one roll of paper towels, 2 rolls of toilet paper, bed linens for each bedroom, 16 towels, 8 wash cloths, 4 hand towels, and 2 kitchen towels and cloths. No linens should be lost or damaged and must be removed from bed(s) and in laundry room before leaving.
 - h. No Early check-in or late check-out unless approved by owner. For every 15 minutes past check-out time, 15% of deposit may be forfeited up to 1 hour when the entirety of deposit is kept by owner.
 - i. Please be aware this is a residential neighborhood and quiet time is between the hours of 11:00 PM- 8:00 AM. Vacationers should be entitled to the quiet enjoyment of the property. Any disturbances resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination by the owner (or representative of the owner) of your stay with all monies paid forfeited.
 - j. The paved driveway that is shared by the Sunrise Property and Sunset Property (312 Knottingham) is not blocked. This area can be used to unload/load vehicles, but needs to be clear at all other times. At no time should a vehicle (other than a golf cart) be on the grass between the house and boat dock.
 - k. Vehicles not to exceed 4 and no more than 2 boat trailers unless otherwise approved by owner(s) and parked on pavement in front of garage by roadside. *Please complete section 15 of contract regarding tenants and vehicles.*
 - l. ALL tenant vehicles during the remainder of your stay, should be parked on pavement area by the garage doors. If the limit exceeds more than 4 vehicles and has not been approved vehicle(s) may be towed at tenant's expense.
 - m. NO JUMPING OR DIVING OFF THE TOP LEVEL OF DOCK AT ANYTIME.
Owners are not responsible for injuries incurred during stay.
5. Sunrise should be left in the same condition as originally found. Any undue or unreasonable cleaning necessary as a result of the vacationers stay could result in loss of security deposit. All cleaning duties (listed in house) must be completed before departure of the property.
 6. PAYMENT – Payment is due in full 30 days prior to arrival. The advance payment will be applied toward the rent. Please make payments in the form of approved credit cards; Visa, MasterCard, American Express & Discover or personal checks payable to Rent KY Lake Properties, LLC. The advance payment is not a damage deposit. In the event the booking date falls inside 30 days the entire rent plus the security deposit is due in full.
 7. CANCELLATIONS: a thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date are subject to a 10% cancellation fee or \$100.00 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 30 days of the arrival date, forfeit the full damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. See item number fourteen (14) of this contract.
 8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel ninety (90) 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.
 9. MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8 persons).

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. We suggest you bring your own 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 or under the age of 21 & without adult supervision will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in or may be evicted from property.
13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
14. BOAT DOCK - The dock is available for use while staying with us. It is equipped with a double bay entry & sun deck. Please do not walk on or park your boat at any surrounding docks in the cove as they belong to private residents. Please also do not allow any kids to run and play on dock without a proper life jacket on.
15. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.
16. Tenant and vehicle information, please complete the below chart.

Tenant(s) Name:	Age:	Phone:	Vehicle Make/Model or boat trailer information:	License Plate #:

Please remember adult tenants not to exceed eight persons and no more than 4 vehicles and 2 boat trailers unless otherwise approved by owner.

I agree that all rental monies are non-refundable per cancellation policy above and that all policies regarding the property are met or monies collected may be forfeited to owner. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

SIGNATURE: _____ DATE: _____

Please remit signed original to:

**Barefoot Properties
PO Box 1512
Calvert City, KY 42029**