

# Sunshine Guide Group Rental Agreement

This Rental Agreement ("Agreement") is entered into by and between Sunshine Guide Group ("Owner/Manager") and the undersigned guest(s) ("Guest") for the rental of the vacation property ("Property"). By booking the Property, the Guest agrees to the following terms and conditions:

## 1. Reservation and Payment

Payment Policy:

- Standard Rates: Payment must be completed within 24 hours after check-in or within 24 hours after check-out for verified customers.
- Promotional Rates: The first night's reservation charge is required as a down payment at the time of booking to secure the dates. The remaining balance is due within 24 hours after check-in or within 24 hours after check-out for verified customers.

Payment Methods:

- For online bookings, payments can be made via credit card, bank transfer, or check. Detailed information about our payment policy and payment options will be displayed on the booking platform listing page at the time of booking.

## 2. Cancellation Policy

Cancellations More Than 7 Days Before Check-In:

- Guests can cancel their reservation without penalty up to 7 days before the check-in date.
- For promotional rates, where the first night's reservation charge is required as a down payment at the time of booking to secure the dates, a full refund will be issued within 3-5 business days via the original payment method.

Cancellations 7 Days or Less Before Check-In:

- Cancellations within 7 days of arrival will incur the first night's reservation charge.
- No refunds will be issued for cancellations made within this period.

## 3. Security Deposit

Requirement: Some properties may require a security deposit. This information will be clearly mentioned at the time of booking.

Refund: The security deposit is a refundable amount held to cover any potential damages or excessive cleaning fees. It will be refunded within 7 days after check-out, provided there are no damages or excessive cleaning required.

#### **4. Check-In and Check-Out**

Check-In Time: Check-in is at 4:00 PM on the arrival date.

Check-Out Time: Check-out is at 12:00 PM on the departure date.

Late Check-Out: Unauthorized late check-outs will incur a \$300 charge if they prevent the cleaning crew from accessing the property on time.

#### **5. Property Use and Rules**

Occupancy: The maximum number of guests allowed to stay at the Property is as specified in the booking confirmation. Exceeding this limit without prior approval may result in immediate termination of the rental agreement and eviction without refund.

No Smoking: Smoking is strictly prohibited inside the Property. A \$500 fine will be charged for any violations.

No Parties or Events: Parties and events are not allowed without prior approval. Violations will result in a \$500 fine and/or immediate eviction.

Pets: Pets are not allowed unless explicitly stated in the booking confirmation.

Noise: Guests must keep noise to a reasonable level, particularly after 10:00 PM.

#### **6. Maintenance and Repairs**

Responsibility: The Owner/Manager is responsible for routine maintenance and repairs. Guests should report any issues promptly.

Access: The Owner/Manager or their representatives have the right to enter the Property at reasonable times to perform necessary repairs or maintenance.

#### **7. Liability and Indemnification**

Liability: The Owner/Manager is not responsible for any loss, damage, or injury suffered by the Guest or their invitees during the stay.

Indemnification: Guests agree to indemnify and hold the Owner/Manager harmless from any claims, damages, or expenses arising from the Guest's use of the Property.

#### **8. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any legal actions arising from this Agreement shall be resolved in the county where the Property is located.

## **9. Contact Information**

For any questions or concerns, please contact us at:

- Email: [contact@thesunshineguide.com](mailto:contact@thesunshineguide.com)

- Phone: 1 (714) 795-2515

- Address: 2677 N Main St, Santa Ana, CA 92705

## **10. Acceptance**

By booking the Property, the Guest acknowledges that they have read, understood, and agree to abide by the terms and conditions of this Rental Agreement.