

**DEPOSIT REQUEST / RENTAL AGREEMENT**

*For*

***The Shanghai Landing Unit 10***

***The Pointe at Shanghai***

**Owner:** Nick and Jessica Polazkowsyj

7611 Live Oak Drive

West Chester, Ohio 45069

Phone: 913.461.7870 or 913.461.8482

**Guest:** \_\_\_\_\_

**ARRIVAL DATE:**

**DEPARTURE DATE:**

**YOUR CHARGES ARE AS FOLLOWS:**

Rent:                            5% Tax:                            Total:

Reservation Deposit (to be received within seven days of booking): 220.00 (in season) 145.00 (off season)

Balance Due:                            Balance Due By:

**WE ACCEPT PERSONAL CHECKS, MONEY ORDERS, OR TRAVELERS CHECKS.**

The rental agreement between the Owner and Guest appears below. Please sign and return the last page with your reservation deposit of one night rent.

You are renting a 3 Bedroom/3 Bath Lake front condo at Shanghai Landing, Unit 10 with VCR, Satellite TVs, CD player, DVD, microwave, stove, refrigerator, washer, dryer, linens, gas grill, phone, covered boat slip, pool, and trailer parking at the Ramp Road lot only.

**THE RESERVATION DEPOSIT** is due within 7 days of booking the reservation. If the deposit is not received within 7 days, the reservation is automatically cancelled. The reservation deposit is applied toward the rent.

**CHECK IN** is 3:00pm.

**CHECK OUT** is 11:00am. Cleaning schedules prohibits early check in or late check-out.

**CANCELLATIONS** – A thirty day notice is required for cancellation. Cancellations that are made more than thirty days prior to the arrival date will incur no penalty. If a cancellation is made less than 30 days from the reservation, the reservation deposit will be forfeited and the entire rental amount shall be due less a credit, only if and when the unit is re-rented for the same dates and at the same rate or higher than the original reservation. The credit will be the amount of the rent collected for the same dates. If the property is not rented, the entire rental amount will be due.

This owner reserves the right to discontinue occupancy with no refund if, in the owner's opinion, the Guest is detrimental to the rental premises, or is in violation of this Agreement.

**LINENS** are provided with our rental unit. **Towels are not provided.**

**NO SMOKING** is allowed in the condo.

**NO PETS!** The Condo Owners Association does not allow renter's pets. Owner reserves the right to discontinue occupancy with no refund if a pet is found on the rental premises and assess a minimum fee of \$150 for flea extermination, additional cleaning, or other damage.

**NO HOUSE PARTIES!** Owner reserves the right to refuse occupancy or discontinue the rental with no refund if a house party is detected. A house party may be, but is not limited to, any group made up of predominantly young people under the age of 25 who are not members of the same family. Guest agrees to abide by the occupancy limitations set forth for the rental premises.

**THE GUEST AGREES** to pay Owner for any damage to the premises, excluding normal wear and tear. This includes, but is not limited to, damage to interior and exterior walls, ceilings, floor, carpets, windows, doors, locks, hardware, plumbing fixtures, cabinets, heating or air conditions apparatus, stove, refrigerator, water heaters, lights and other fixtures, and appliances. The Guest is responsible for damages caused by any act or neglect of the Guest, Guest's spouse, or member of the Guest's party.

**THE GUEST BEARS** the risk of loss of personal property on the premises, and the Owner shall not be liable for damage to personal property of the Guest.

**THE POOL** does not have a lifeguard. All children must be accompanied by an adult.

**BOAT SLIP 13** is the boat slip you will use. Other boat slips that may be empty are not to be used at any time.

**APPLIANCE/EQUIPMENT** failures will be repaired as quickly as possible. Refunds will not be made for appliance/equipment failure.

**THE GUEST** will notify the owner of any damage during check in. Any damage therein will be the responsibility of the Guest to be paid to the Owner before departure.

**THE GUEST** must leave the property in a clean condition to include the following: All trash must be removed and placed in trash receptacle outside the unit; remove all food from the refrigerator, stove, and microwave; thermostat will be set at 75 degrees; all dirty dishes will be loaded into the dishwasher; all bed linens will be removed from the bed and placed on top of beds. Failure to comply will allow the owner to deduct cleaning damages from the security deposit.

**LOCKED AREAS** for which the Guest is not provided a key, such as the Owner's personal storage area, are exempt from this contract and are off limits to the Guest. Forced entry will allow for immediate termination and the Guest will be charged for missing or damaged items.

**THE Guest** Understands deposits may be placed in an interest bearing account in which Owner will receive interest thereon.

**THE OWNER** and any Owner Agent are not responsible for theft or injury to the Guest or members of his party.

**Jacuzzi** - Use the Beige button to turn pump on **only** when tub is full of water.

**TRAILER PARKING** for the **condos** is in the lot on Ramp Road closest to the ramp. Trailers parked on the main road lot (Shanghai Landing Lane) will be towed. The main road lot is for Home Owners Assoc. only.

**I ACKNOWLEDGE THAT I HAVE READ AND AGREE TO ABIDE BY THE TERMS AND CONDITIONS SET FORTH IN THIS RENTAL AGREEMENT FOR CONDO 10 AT SHANGHAI LANDING AT THE POINTE AT SHANGHAI.**

Return this page only, via Postal Service or E-mail.

Please sign and return this page.

**Print Name** \_\_\_\_\_

**SIGNED** \_\_\_\_\_

**DATE** \_\_\_\_\_,

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**RETURN TO:**

Nick and Jessica Polazkowyj

7611 Live Oak Drive

West Chester, Ohio 45069

or E-mail to: [shanghailanding10@yahoo.com](mailto:shanghailanding10@yahoo.com)