

**RENTAL AGREEMENT**  
FOR  
**GRANDVIEW POINT UNIT #408**  
1217 JEFFRIES ROAD  
OSAGE BEACH, MO 65065

Check In Time: after 3:00 p.m.                      **DATE** \_\_\_\_/\_\_\_\_/\_\_\_\_  
Check Out Time: before 10:00 a.m.                      **DATE** \_\_\_\_/\_\_\_\_/\_\_\_\_

Rental Fee                      \$ \_\_\_\_\_  
Tax of 10.475%                      \$ \_\_\_\_\_  
Cleaning                      \$ 100.00  
TOTAL                      \$ \_\_\_\_\_

Damage Deposit                      \$ 300.00

**PAYMENT:**

- Acceptable forms of payment include personal checks, travelers' checks, bank money orders and cashiers' checks made payable to **Paul Schnapp**. We do accept MasterCard, Visa and AMEX, and can send you a PayPal invoice
- To reserve the unit, please submit the **Damage Deposit** and signed **Rental Agreement**
- The **Advance Payment** equal to 50% of the **Total** is required **60 days** before arrival
- The **Balance** of Total is due **14 days** prior to arrival. Upon full payment, you will be mailed the door lock combination, directions and other information

Number of Occupants \_\_\_\_\_ (no greater than 8)  
Number of Cars                      \_\_\_\_\_ (no greater than 2)

Guest Name \_\_\_\_\_ (Must be 25 years or older  
and must stay in the condo each night)

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone (cell preferred) \_\_\_\_\_ Email \_\_\_\_\_

REMIT TO:                      Paul Schnapp  
   661 Carman Meadows Drive  
   Ballwin, MO 63021  
   314-324-3040  
   paul@toes-inthe-sand.com  
   www.toes-inthe-sand.com

Guest Initials \_\_\_\_\_

## WELCOME TO GRANDVIEW POINT 408

We hope you have a pleasant and relaxing stay at our home. Our condominium is decorated and furnished to provide for your vacation needs.

- **ARRIVAL:** Our home is carefully inspected following each departure. If upon your arrival, you find any irregularities or damage, please contact us immediately to insure that your damage deposit is not withheld upon your departure
- **AIR CONDITIONING:** Do not operate the air conditioner with any doors or windows open as this will cause the A/C unit to freeze and malfunction
- **DAMAGE DEPOSIT:** Refundable within two weeks of departure, provided the rental agreement provisions are met, which are:
  - Number of occupants not to exceed 8 guests
  - No smoking in unit
  - No pets in unit
  - Check in/out according to times arranged
  - No damage to building, furniture or appliances
  - No towels, linens or any other items to be taken from the condo. Please bring your own towels for the pool and lake use
  - Abide by the posted association rules, which are also mailed to guests
  - If Improper Behavior occurs, damage deposit will be forfeited
  - Perform Departure Day Checklist
- **BUNK BEDS:** The third bedroom contains two bunk beds. Between guests, the beds are inspected while cleaning the condo. The guests are responsible for verifying the good working order of the beds. The guests are solely responsible for any property damage or physical injury that may result from negligent use of the beds.
- **CANCELLATIONS:** Daily and weekly reservations that are cancelled more than 60 days prior to the arrival date will incur a \$50 processing fee. Cancellations or changes that result in a shortened stay, which are made less than 60 days prior to the arrival date, will cause forfeit of all money collected.
- **DEPARTURE DAY CHECKLIST**
  - Remove all grocery items and garbage to outside dumpster
  - Hand wash pots and pans. Dry and put away. As you leave, run dishwasher on all other dirty dishes
  - Leave appliances clean and straighten condo
  - Strip all beds that were slept in, leaving linens on top of beds
  - As you leave, start washing machine with one load of bed linens (maximum of king and queen set or king and two twin sets)
  - Turn off lights and fans. Close and lock the doors
  - Check out time is 10:00 a.m.

Guest Initials\_\_\_\_\_

- **MINIMUM AGE REQUIREMENT:** The guest that signs this rental agreement must be at least 25 years old and must stay in the condo each night. If it is determined that nobody over 25 years old is in the condo each night, the Damage Deposit will be forfeited and the guests will be immediately evicted
- **IMPROPER BEHAVIOR:** Guests are to conduct themselves in a manner inoffensive to the neighbors. Guests and visitors agree that any improper activities on the property, including disturbances, annoyances, or inconveniences of the neighbors, use of the premises for immoral or unlawful purposes, or violations of any law or ordinance will immediately terminate occupancy and this Agreement
- **LIABILITY LIMITATIONS:** Paul and Anita Schnapp shall not be liable to Guest, his guests, licensees or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Guest shall hold Paul and Anita Schnapp harmless and indemnified from and against all loss, injury or damage occasioned by the use or misuse or abuse of any part of the premises, parking lot, lake or community and from or against any omission, neglect, or default of Guest, his guests, licensees or invitees
- **ASSIGNMENT:** This Rental Agreement may not be assigned or the Condo sublet and is for the Guest's use only
- **MISCELLANEOUS:** No charges to or changing of locks of the Condo are permitted. Guests will not use premises as location for amateur or professional film/video

**I HAVE READ AND UNDERSTAND THE RENTAL AGREEMENT  
ON PAGES 1-3**

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**Signature of Guest**

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**Date**