



1. **PARTIES.** This Vacation (Short Term) Rental agreement (hereinafter the "Agreement") entered on \_\_\_\_\_ (mm/dd/yyyy), is made between:  
\_\_\_\_\_ (Hereinafter known as the "Guest")

with a mailing address of \_\_\_\_\_ AND  
**Douglas Dreamscapes LLC** \_\_\_\_\_ (Hereinafter known as the "Landlord")  
with a mailing address of **2885 Ragusa Lane, League City, TX 77573** ,  
collectively referred to in this Agreement as the "Parties", hereby agree as follows:

2. **PREMISES.** The rental property, hereinafter known as the "Premises" is located at:  
**1111 12th St Galveston, TX 77550**

3. **RENTAL TERM.** This term shall begin on \_\_\_\_\_ (mm/dd/yyyy) at  
**4:00pm** ("Check-in" date) and end on \_\_\_\_\_ (mm/dd/yyyy) at  
**11:00am** ("Check-out" date). Together known as the "Rental Term".

4. **RENTAL RATE, FEES, DEPOSIT, & TOTAL.**

a. **RENTAL RATE.** The rent to be paid by the Guest to the Landlord of this Agreement is equal to  
**\$ 0.00** equal to \_\_\_\_\_ nights at **\$ 0.00** per night. (Per night rate may vary per night,  
based on the month rented and the days of the week rented within this Agreement).

b. **FEES & TAXES.** The Guest will be responsible for paying for the following expenses;  
Cleaning fee: **\$150.00**  
Taxes: **15%**  
Pet fee: **\$85**  
Other N/A : **\$0.00**

c. **SECURITY DEPOSIT.** A **\$400** security deposit is required by the Landlord. The security  
deposit is refundable at the end of the Rental Term, provided there is no damage to the  
rental property. The landlord must return the deposit to the Guest, less any amount  
deducted for damages, within 30 days.

\_Guest Initials \_\_\_\_\_



d. **TOTAL DUE.** The Total Amount the Guest is responsible for are:

Rental costs: \_\_\_\_\_

Cleaning fee: **\$150.00**

Pet fee: \_\_\_\_\_

Taxes: \_\_\_\_\_

Security Deposit: **\$400**

Discount: (-\$236 10% rental rate discount for 7 nights or more.)

**TOTAL: \$\_\_\_\_\_**

5. **PAYMENT.** Acceptable payment method through FutureStay website.
6. **SMOKING.** No smoking - This is a Non-Smoking vacation rental.
7. **PARKING.** The Guest is allotted the designated parking space(s) on the Premises.
8. **TRASH DISPOSAL.** The Guest shall dispose of all waste during the rental term by bagging all of the trash and taking all of the bags to the trash cans by the road. All trash must be placed in trash cans.
9. **KEYS.** The key to the front door is located in a combination lock box. Check-in instructions will be communicated to the Renter by the Landlord within 1 day(s) of Check-in.
10. **PETS.** The Guest is (check one):
  - **NOT** permitted to have pets of any nature on the Premises.
  - Permitted to have     pet(s) on the Premises, **ONLY** consisting of \_\_\_\_\_.

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



**11. CONTACT INFORMATION.** The Guest can contact the following individual for questions or concerns during the Rental Term:

Landlord / Agent's Name: **Michael Douglas**

Address: **2885 Ragusa Lane, League City, TX 77573**

Telephone: **(713) 304-6667**

Email: **[douglasdreamscapesllc@gmail.com](mailto:douglasdreamscapesllc@gmail.com)**

**12. PROPERTY CAMERAS.** Renters understand and accept the Premises are protected with outside security cameras. These cameras are used to protect the Premises from potential break-ins and theft. There are NO cameras on the inside of the Premises. Any attempt to disable/move the cameras is prohibited and is a serious violation and breach of Agreement, and the Landlord reserves the right to deny access or to have the premises vacated with no refund of monies.

**13. OCCUPANCY LIMIT.** The Premises maximum occupancy is (8) fourteen people. The rental rate is based upon the maximum occupancy of two (2) occupants per bed. Occupancy (having more than two persons per bed) is a serious violation and breach of Agreement, and the Landlord reserves the right to deny access or to have the premises vacated with no refund of monies.

**14. PARTIES.** No Events or Parties allowed. The Landlord reserves the right to commence random spot checks on the outside of the Premises. Any event or party is a serious violation and breach of Agreement, and the Landlord reserves the right to deny access or to have the premises vacated with no refund of monies.

**15. CANCELLATION.** If Guest cancels at least 14 days before Check-in they will get back 100% of the amount they've paid. If they cancel between 7 and 14 days before Check-in, they'll get back 50%. Otherwise, they won't get a refund.

(Hurricanes and Tropical Storms: There are **NO REFUNDS** for hurricanes, tropical storms, or any weather condition, even if a mandatory evacuation is ordered. You may obtain Travel Insurance through a 3rd party to protect yourself in case you experience these conditions. GUEST ASSUMES ALL RISKS.)

**16. SUBLETTING.** The Guest shall not sublet the Premises without written consent of the Landlord.

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



- 17. ENTRY.** The Landlord shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of any repair, modification, alteration, installation, or other reasonable action, so long they provide at least twenty-four (24) hours' notice to the Guest. The Landlord may enter the Premises less than (24) hours notice with permission from the Guest.
- 18. WAIVER.** No delay or failure of the Landlord to enforce any part of this Agreement shall be deemed as a waiver thereof, nor shall any acceptance of any partial payment of rent or any other amount due be deemed a waiver of the Landlord's right to the entire amount due.
- 19. MAINTENANCE.** The Guest shall maintain the premises in a good, clean and ready-to-rent condition. The use of the Premises by the Renter shall be in a careful and lawful manner. The Guest shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by proceeding guests. The Guest shall pay for maintenance and repairs should the premises be left in a lesser condition. The Guest agrees that the Landlord shall deduct costs of said services from the security deposit prior to refund if tenants cause damage to the premises or its furnishings. DO NOT pour grease down any of the drains. DO NOT flush wipes, tampons, condoms, etc. down the toilet. This will plug the filter into the aerobic system. Any repairs made to the septic for the reasons above will be billed back to the renter.
- 20. NOTICES.** Any and all notices sent by the Landlord or the Guest to each other shall be sent to the addresses as located on the first page of the Agreement.
- 21. POSSESSION & SURRENDER.** Guest shall be entitled to possession of the Premises on the 1<sup>st</sup> day of the Rental Term. Upon termination of the Agreement, Guest shall peaceably surrender the Premises to the Landlord in good condition, as it was at the commencement of the Agreement, excluding reasonable wear and tear.
- 22. JOINT AND SEVERAL.** If the Guest is comprised of more than one person, each person shall be jointly and severally liable under this Agreement.

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



**23. ATTORNEY'S FEES.** Guest agrees to pay for all reasonable costs, attorney's fees and expenses that result from the Landlord enforcing this Agreement.

**24. REFUNDS.** The Guest shall not receive a refund due to a shortened stay and/or poor experience that resulted from unfavorable weather conditions.

**25. LIABILITY.** The Landlord is not liable for any loss or damage to the personal property of the Guest or their guests, unless the loss is a direct result of the Landlord's action. The Guest is liable for the acts of anyone listed in this Agreement in addition to any guest that they should allow on the Premises. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenants and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired. Child Proofing: Renters understand that no special efforts have been made to "childproof" the Premises and the Renter accepts any and all the risk(s) of harm to any children allowed on the property. Using deck railings for any purpose other than the safety purpose they are designed for is dangerous. Please do not sit, stand, climb or place any person/child on the railings. To do so could lead to serious bodily injury.

**26. HAZARDOUS MATERIALS.** The Guest agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, ammunition, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid or gas.

**27. ENTIRE AGREEMENT.** This agreement contains all of the terms agreed to by the Parties and may be modified or amended only by written agreement signed by the Landlord and Guest. This Agreement replaces all previous discussions, understandings and oral agreements. The Parties agree to the terms and conditions and shall be bound until the termination of the Agreement.

**28. GOVERNING LAW.** This Agreement shall be governed by the laws of the state of Texas.

**29. ADDITIONAL PROVISIONS.**

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IN WITNESS THEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: Michael W. Douglas



**Guest's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Printed Name: \_\_\_\_\_