



*RENTAL AGREEMENT*

**Booking Confirmation #**

**Name**

**Email**

Thank you for choosing The Lodge at Goose Island for your vacation. We hope that you have a pleasant stay.

The property is located at:  
Rockport, TX 78382  
Phone: 361-510-5894 (Brett Phillips)

Your confirmation is as follows:

**Check-in date:** after 4pm

**Check-out date:** 12:00pm

Number of adults:

Number of children: \_\_\_\_\_

Pets: \_\_\_\_\_ dogs (\$25.00 per pet, non-refundable)

*Your deposit of \$ 400.00 is due immediately.*

Rental rate and fees are as follows:

\$ 850.00 per night x X nights =	\$	
Cleaning fee	\$	250.00
Hotel Occupancy & Venue Tax	\$	
<u>Subtotal</u>	<u>\$</u>	

TOTAL Due \$

Payment Schedule: \$200 Security Deposit Due along with Signed Contract.  
½ Due 30 days from arrival date  
Balance due 5 Days from arrival.



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\$200 of deposit is for security and shall be refunded within 2 days of the Checkout Date/or day of, provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.
- iv. damage due to pets

Cancellation Policy: If Guest wishes to cancel his/her reservation within 45 days of reservation the \$200.00 deposit will be forfeited.  
29 days of reservation ½ the reservation cost will be forfeited.  
5 or less days of reservation entire balance due.

Upon arrival you will be provided with your access instructions for entry to the Lodge.

*By signing this agreement, you agree to all of the terms on this rental agreement & the following pages of rental rules & pet agreement.*

Signature: \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Phone #: XXX

**MAKE ALL PAYMENTS PAYABLE TO:  
The Lodge at Goose Island, LLC  
245 Spanishwoods Dr.  
Rockport, Texas 78382**



## RENTAL AGREEMENT

### RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. The owners of The Lodge at Goose Island(TLGI) are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners of TLGI are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order.
6. Only use appliances for their intended uses.
7. PETS are permitted only with prior approval (*Fee of \$25 per pet*). You must clean up outside grounds after your pets. Excessive dog hair in home may require an additional charge for clean-up. If this is necessary, it will be deducted from your deposit.
8. Housekeeping: There is no daily housekeeping 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 beach towels. We do not permit towels or linens to be taken from the units.
9. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the house.
10. Storms: If there is a storm or hurricane, no refunds will be given unless:
  - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
  - A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.



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Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and

The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- Any unused portion of rent from a guest currently registered;
- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.



## RENTAL AGREEMENT

### PET ADDENDUM

It is hereby agreed by and between: The Lodge at Goose Island (*Owner*) and Nick Pittman (*Guest*) that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum. There is a \$25.00 per pet fee (non-refundable)

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet/Pets: \_\_\_\_\_ Name: \_\_\_\_\_  
Color: \_\_\_\_\_ Weight: \_\_\_\_\_  
Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of \$ 25.00 per pet.
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
  - a. May not exceed 120 lbs.
  - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
3. Guest is responsible for cleaning up any/all pet refuse.
4. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
5. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
6. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
7. Pets will not be left unattended for an undue length of time, either indoors or out.
8. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pet while on the property.

Sign \_\_\_\_\_ Date \_\_\_\_\_



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DURING YOUR TIME AT TLGI, WE WANT YOU TO HAVE FUN & ENJOY YOUR EXPERIENCE – BUT WE NEED TO SHARE A FEW GROUND RULES.

**Pets** – Are always welcome, but please clean up after your dogs. Please do not let your dog “pee” inside the The Lodge. Any and all damage from pets will be deducted from your deposit.

**Trash** – Please keep our grounds clean and trash free. We have large trash cans located outside so you can dispose of items. Please keep the Palapa bar cleaned & trash free. Sticky foods & drinks will bring around the ants.

**Wi-Fi** – We gladly offer cable & wifi for your convenience. BUT, please do not order or charge movies off the cable, as it will charge our account.

#### HOUSE ISSUES:

If you have any issues with The Lodge during your stay, you will need to call:(361) 510-5894 or (512) 801-6201

If it is something that can be corrected quickly, we will do our best to accommodate you.

#### Safety & access to TLGI:

During your stay, we urge you to lock all doors anytime you leave. Please do not leave valuables around grounds, autos unlocked or valuables in plain sight. We are not responsible for lost or stolen items. Directions to the house and entry codes for the lock box will be provided at time of payment in full.

#### Check in & check out:

“Check In” times are stated in your rental agreement. Please follow times given. You are responsible for checking out during your stated times. “Late” check outs are not allowed. We need to turn The Lodge and grounds around for the next set of guests. Late check out’s will be charged \$50 per hour.

#### Items left behind:

Any items left behind during your stay will be held for 14 days and then either donated or disposed. We cannot afford the time or money to mail items that were left behind to any guests...sorry!



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Smoking:

Smoking is not permitted inside The Lodge. Smoking only allowed outside. Please make sure to clean up after, no “butts” on the lodge grounds.

Bath towels/beach towels:

Please do not remove bath towels from The Lodge grounds, make sure you bring your own beach towels.

No pets on furniture:

Please do not allow your pets on any of the furniture. We want to refund your pet deposit and we don't want you to have to forfeit any of your deposit for additional pet cleanings.

Fireworks:

Fireworks are not permitted anywhere on The Lodge premises. All deposits will be forfeited if we find that you have broken this rule.

That's enough rules – have fun and enjoy your retreat!

I agree to the rules & terms The Lodge at Goose Island.

Initials \_\_\_\_\_