

**ABOUT THE CONDO**

Enjoy our beautifully renovated home located in the gated community of Puamana. It is 25 feet from the ocean and a half mile walk to downtown Lahaina. Puamana is a 30-acre tropical landscaped, private community, with a tennis court and three pools, one of which overlooks the ocean. There is a large grassy area with palm trees between the beach and the condo with a gentle surf spot directly in front. The home has an open floor plan with giant floor-to-ceiling sliding glass doors that bring you to the edge of the ocean. Watch the sunset from the lanai for a spectacular end to your day!

**FREQUENTLY ASKED QUESTIONS**

- **Check-in Time: after 4 p.m.**
- Maximum of 8 guests
- Parking is \$10.42/night (10 + tax) paid directly to us (not to exceed \$166.67 per stay), \$10.42/night rate (not to exceed \$166.67 per stay) for second vehicle paid directly to Puamana Association, \$25 fee for unreturned permit.
- **Check-out Time: 11 a.m.**
- Guest must pay a \$99 rental insurance fee with their deposit
- There is a \$300 cleaning fee. If cleaning is required beyond the minimum 3 hours, there will be an additional cleaning charge at \$60/hour.

<b>DATES</b>	<b>RATES (U.S. FUNDS)</b>	<b>MONTHLY</b>
Jan 8 - April 24	\$850/Night	\$20,000/month
April 26– May 31	\$615/Night	\$15,000/month
June 1 – Aug 31	\$710/Night	\$20,000/month
Sept 1 – Sept 30	\$590/Night	\$15,000/month
Oct 1 – Nov 17	\$600/Night	\$15,000/month
Nov 18 – Dec 15	\$800/Night	\$15,000/month
Dec 16 – Jan 7	\$1000/Night	\$20,000/month

**PLEASE READ THE FOLLOWING  
TO MAKE SURE YOUR RESERVATION IS CONFIRMED**

**DUE WITH APPLICATION**

The following items are due with your application:

- **Reservation Deposit (25% of total rent due)**
- **Copy of valid ID (DL or Passport)**
- **Rental Insurance Fee (\$99)**

If the above items are not received with the application, your reservation will NOT be confirmed.

**BALANCE PAYMENT**

If the balance is not paid at least 60 before the date of arrival, you will be charged a \$250 late fee.

**APPLICATION**

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

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

# Adults: \_\_\_\_\_ # Children: \_\_\_\_\_

(See attached list of guests – 8 people max.)

Number of Vehicles: \_\_\_\_\_

Number of Nights: \_\_\_\_\_

Rental Rate per Night: \_\_\_\_\_

Check-In Date: \_\_\_\_\_

Check- Out Date: \_\_\_\_\_

**Reservation Deposit is due with the application (25% of rent + tax + \$99 vacation rental insurance fee) + copy of valid ID (DL or Passport)**

**Please note: Reservations are NOT confirmed until deposit or full payment has been received**

<b>RENT (U.S. FUNDS):</b>	
<b>GE TAX (4.166%):</b>	
<b>TRANSIENT TAX (9.25%):</b>	
<b>VACATION RENTAL INSURANCE:</b>	\$99
<b>TOTAL RENT DUE:</b>	

<b>25% OF TOTAL RENT DUE:</b>	
<b>TOTAL DUE WITH APPLICATION:</b>	

<b>RENT &amp; TAX BALANCE DUE:</b>	
<b>CLEANING FEE:</b>	\$300.00
<b>PARKING – VEHICLE 1: (\$10.42/NIGHT)</b>	
<b>BALANCE DUE 60 DAYS PRIOR TO CHECK IN:</b>	

*\*NOTE: If paying via credit card, there will be a 2.75% credit card transaction fee added to your total.*

**NAMES AND AGES OF ALL GUESTS**

Name: _____	Age: _____	Name: _____	Age: _____
Name: _____	Age: _____	Name: _____	Age: _____
Name: _____	Age: _____	Name: _____	Age: _____
Name: _____	Age: _____	Name: _____	Age: _____

**TERMS OF RENTAL AGREEMENT**

***THIS IS A LEGAL DOCUMENT AND SHOULD BE READ CAREFULLY.***

Checks must be made payable to Christine Ho. Credit cards are not accepted. U.S. currency only. Final payment is due 60 days prior to check in. If payment is not received on or before this date, a late charge will be assessed. The late fee consists of a one-time fee of \$250 and prime rate compounded daily. Also, if the final payment is not received when due, the reservation is subject to cancellation. The "Reservation Deposit" and amounts and due dates are noted above. Guest is required to purchase rental insurance for damage and incidentals, separate from the reservation deposit in order to guarantee payment for any excessive soiling and staining, property damage, property loss, or unpaid telephone/fax bills. All cancellations over 60 days prior to check-in will be subject to a cancellation fee of 25% of the deposit. Cancellations less than 60 days or once all payments are received are non-refundable. In the event of holdover by guest beyond the departure date agreed to in this confirmation, guest shall pay an amount equal to three (3) times the daily rate for each and every day of such holdover.

Parking is \$10.42/night (includes tax) paid directly to us and shall not exceed \$166.67 per stay. For a second vehicle, there is a \$10.42/night fee. Permit for the first vehicle is in the condo. If you have a second vehicle, the second permit must be purchased through the Puamana Association. There will be a \$25 fee for any unreturned permits. **Note: Please go to the Puamana Office ASAP after your arrival to check in and receive your parking pass. If the Puamana Office is closed, please check-in on the next business day. If a parking pass is not acquired immediately, you will be issued a \$25 citation fee.**

Please do not move the furniture around in the house. If you do, please remember to move it back to its original location before checking out. If you do not move the furniture back to its original location, you will be charged a \$150 fee. Guest is responsible for damage or loss of any furnishings or inventory, which are moved from where provided.

Owner reserves the right to refuse or discontinue service to any person(s) and/or rescind this agreement for accommodations. Guest is NOT allowed to sub-rent or re-assign this rental agreement or substitute or add occupants without prior written approval. The number of guest is limited to 8 without written authorization. A number of non-staying visitors equal to the registered occupants on page 1 are allowed on property for socializing and meals. Guest is aware that parties, receptions, etc. are not allowed under any circumstances. Special events, such as wedding ceremonies, require written authorization by Owner/Agent. This reservation is for quiet residential vacation accommodations only. No loud amplified outdoor music or drums, which may be audible on adjacent properties is allowed. Quiet hours are from 9 pm to 8 am.

As a guest you are responsible to maintain security; there are many valuable items in the house. If the house is unattended all doors and windows must be locked. Guest takes responsibility for stolen items if house is left unlocked. Guest acknowledges that they or a representative are offered an opportunity to inspect the home and to review this agreement prior to signing. Guest is aware inventory of home may change from time to time. Owners may remove items for repair or make decorative changes that we cannot at all times be immediately aware of, although we make an effort to keep our fact sheets current. Guest is aware we cannot warrant the condition of property, in regards to acts of God.

Guest shall NOT bring any pets onto the property. Smoking is not permitted in the interior of the house or within 50 feet of the exterior of the house.

Guest is responsible for all keys and is to return them upon check out. Guest will abide by noted parking restrictions or vehicle limit (2 cars). Guest must place the parking permit on the dashboard of their vehicle during their stay and return it into the Puamana Association before departure. The

# PUAMANA CONDO APPLICATION

226-1 PUALEI DRIVE, LAHAINA, HAWAII 96761

permit will be initially collected at the Puamana Office. Guest will be liable and responsible for the safety and acts of all family and other persons while on the property. Guest will abide by the Puamana Association Rules & Regulations.

Should the TV, stereo, or other mechanical device becomes inoperable this agreement and rate will not be voided or altered. Guest agrees to operate air conditioner and other devices with care and will show consideration related to consumption of energy, fountain, heater, lights, etc., which will not be left operating when Guest is not in the residence. Guest must notify the owner of fire or damage such as water leaks. Guest is aware that construction or similar disruptive activity has been disclosed if known at the time this confirmation was issued. Owner cannot be responsible for future adjacent construction project initiated without their knowledge. Property will be delivered with all reasonable household items such as linens, furnishings, cookware and appliances all in good clean condition, unless specifically noted in writing.. Utilities such as electric and water are included. Guest understands that a starter supply of soap, paper and cleaning products is provided upon check in. They are not replenished during the stay. Owner will at all times attempt to correct problems as soon as possible. Guest is aware that governing laws of the agreement are those of the State of Washington and agrees that this agreement supersedes all prior or oral discussion or written information and that fax copies may be deemed as originals. Guest acknowledges that the owner would not rent the property unless the Guest accepts all of the conditions contained in these sections.

Owner, cleaner, caretaker or designated repairperson may enter the property at any time to make repairs and inspections with a minimum of 2 hours advance notice to Guest. Owner reserves the right to evict (without delays) any person who causes damage to the property or violates the law or acts contrary to any of the conditions of rental noted in this application and agreement. Property is a home, but the Guest should note that excessive noise at any time of the day or night might disturb neighbors and may be grounds for immediate eviction. On the last day of the rental, Guest agrees to surrender to owner the premises with any furnishings, fixtures, and equipment belonging to owner in good conditions as received, reasonable wear and tear accepted.

Guest, for themselves and their respective heirs, personal representative, successors and assigns hereby release the Owner of this property and their designated agents, their respective employees, sureties, insurer, attorneys, successors and assigns from all claims, demands, causes of action, the Guest has or may have in the future for any matter, cause or thing whatsoever resulting from or in connection with the property identified in this rental agreement, including without any limitation any claim, demand, suite or cause of action which may be awarded.

The Owner of the property shall not be liable for any damage to Guest or Guest's property caused by acts beyond Owner's control, including but not limited to acts of god, military action strikes, revolution, sudden pest invasion, inclement weather, or vandalism. If any defects or hazardous conditions are discovered on the property, Guest shall immediately notify Owner and avoid said conditions until repairs or remedies are made.

In any dispute over the leasing of the rental unit, if the Owner and the Guest cannot resolve the dispute to their mutual satisfaction, the matter shall be submitted to arbitration.

**Acknowledgement:** I/We, the below signed, hereby apply for the rental of above mentioned property and warrant that I/we have read, understand and agree to the terms and condition of this rental application and agreement and agree to abide by all stated restrictions on said use of the property.

I/We further understand and represent that I/we are executing this application and agreement on behalf of all persons renting.

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

Print Name: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Agreed to By: \_\_\_\_\_ Date: \_\_\_\_\_

Owner or Representative