

# A Great Rental, LLC Managed Property

Mailing Address: 45 Hardy Court Shopping Center, #213, Gulfport, MS 39507

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Listing Site bookings: [MSEscapes@gmail.com](mailto:MSEscapes@gmail.com) / Direct Bookings: [RiverLookout@gmail.com](mailto:RiverLookout@gmail.com)

If you are looking for A "Animal House" Party House ~ Please do not rent from us

Normal innkeeper's laws for the state of Mississippi are applicable



By booking this property, you ("Renter") agree to the following terms and conditions:

- 1. AGREEMENT OVERVIEW:** These terms and conditions ("Rental Agreement" or "House Rules") constitute a legally binding agreement between you ("Renter", "Tenant", "Guest") and "The Host" ("HOST", "THE HOST", "GREAT RENTALS, LLC", "GREAT RENTALS LLC & THEIR ASSOCIATES", "PATRICIA DALTON", and/or "THE PROPERTY OWNER").
- 2. CONTACT INFORMATION:** Renter must provide the Host with their full name, cell #, email, and physical address to receive important booking information.
- 3. DOCUMENT SUBMISSION:** Within 48 hours of receiving these rental documents, Renter will sign, complete & email them back, with a copy of their driver's license. Access to Property won't be granted until these documents are received. E-sign may not be available. Direct bookings will also return a signed invoice with pmt terms.
- 4. MINIMUM AGE:** to book is 25. Renters under 28 must disclose their age before booking. At the Host's discretion, the property may be booked by someone under the minimum age, depending on various factors (group size, ages of others, pets, etc.). In such cases, it is agreed, the refundable deposit is increased for younger renters.
- 5. OCCUPANCY:** Accepted bookings are based on the info provided at booking. It is agreed, unless mentioned prior to booking, the total guest count given includes all who will be on the property (Overnighters, adults, any Visitors, Children, or Pets). Prior to booking, contact Host with any special requests.. Rates are based on the provided details. Renter agrees to spend every night, they have booked at the property; if minor children are present, to not leave them unsupervised.
- 6. GUEST REGISTRATION:** Before receiving a quote, the renter provided the total guest count (adults, children, overnight guests, and visitors) in the inquiry message. The rental rate is based on this information. All guests, including any added after booking, must be registered (#49 & #50).
- 7. PETS:** If the "Pet" box is checked, a pet fee applies for one dog under 20 lbs. Legitimate trained Service dogs (such as licensed seeing eye dogs) are allowed at no charge. Emotional support dogs require a pet fee. If traveling with multiple pets, include these details in the inquiry message to receive an accurate quote. (#44 & #59).
- 8. OPTIONS:** Several Paid "Options" are offered to enhance your stay, including the Hot Tub. These options are provided in a separate document & can add these at check-out.
- 9. PAYMENT:** Renter agrees to make timely payments as agreed upon booking. Failure to do so may result in cancellation and forfeiture of payments made.
- 10. ADDITIONAL CHARGES:** If Renter fails to provide accurate details or changes occur (e.g., additional guests, pets, or options), Renter agrees to pay the Host directly for these charges, as listing sites may delay payment or even add high Guest Service Fee charges in the cost.
- 11. GUEST COUNT:** includes all adults, children, overnighters & any visitors. The difference between the Quote (Count rate was based on) & the ACTUAL Guest count, is \$30 per person, per night booked, not to exceed 18 people, unless pre-approved. Renter agrees to limit count to the agreed amount or compensate Host for added guest count prior to arrival.
- 12. RECAP:** The quoted booking amount is based on the details provided by the Renter. Inaccurate information will result in an inaccurate Rental Rate. Renter must provide all necessary information to ensure an accurate quote. Additional payments for options or underreported details (through a listing site) must be paid directly to the Host. (#4, 6-7, 10-11, 14-15, 44, 46, 49 - 50, 54, 59, 60)
- 13. LODGING STAY POLICY:** This rental is strictly for lodging purposes and not for events. This means:
  - ~ The number of overnight guests must not exceed the number of visitors.
  - ~ Gatherings (e.g., birthdays, anniversaries, holidays, bachelor/bachelorette parties) are allowed but must be quiet, free from outside vendors, & without excessive partying.
  - ~ The primary purpose is for non-local guests to stay overnight, enjoy their time on the Gulf Coast, and respect the property, house, and community.
- 14. NO EVENTS/PARTIES POLICY:** Only registered guests (#6) are allowed on the property. Events and parties are defined as gatherings with unregistered visitors, which may cause parking issues, generate trash, create noise, disturb neighbors, or involve outside vendors (caterers, rentals, entertainers, etc.). These typically involve locals within a 45-minute drive. Weddings, receptions, bar mitzvahs, club parties, quinceañeras, or any similar gatherings are not permitted **without paid "EVENT FEE"**. If the booking does not strictly adhere to the lodging stay definition (see #13), it is considered an "Event" & not allowed ~ unless disclosed prior to booking & booking directly with Host.
- 15. FALSIFIED RESERVATIONS:** Any reservation made under false pretenses will result in forfeiture of all payments, including the refundable security/damage deposit. The party will not be allowed to check in and may be evicted immediately with no refund.
- 16. CAUSE FOR EVICTION:** Guests violating any terms of this agreement - including occupancy limits, pet provisions, smoking policies, noise regulations, or local, state, and federal laws - will be evicted immediately. In such cases, guests will forfeit all payments, including the security/damage deposit, and may be liable for additional charges if the property is damaged, items are missing, or excessive cleaning is required.
- 17. RENTAL INVOICE:** Total invoice will include: 1) Rental rate for the quoted nights, 2) Cleaning fee, 3) Lodging taxes, 4) [If booking thru a Listing site] Service Fees (14% - 18%, not set by the host), 5) Additional charges may apply for options, 6) Pet(s), 7) Extra guests (overnight or visitors), & 8) a Refundable Security Deposit. The initial payment to secure the booking is based on the Listing Site's payment terms or payment terms when booking Direct. Direct Bookings should mention prior to booking if they need specific Payment terms, otherwise the schedule payments are similar to listing sites (only less because there is no 14% - 18% Listing Site Service Fee). Failure to make scheduled payments will result in a cancellation with no refund.
- 18a. DIRECT BOOKING PAYMENTS:** The host accepts checks (payment must be received at least 30 days prior to arrival), some Instant Payment Services (using the friends/family method to avoid fees), and credit cards with a 4% processing fee. All payments must be NET amount due, ensuring the host receives the full amount due. The host may accept wire transfers & other payment forms at their discretion. A credit card hold for the refundable security/damage deposit may be done, at the Host's discretion (Debit Cards will not allow for a "Hold") & only credit cards that have made prior payments are eligible for a Refundable Security / Deposit "Hold".
- 18b. ADDITIONAL CHARGES TO LISTING SITE BOOKINGS:** Any additional charges, including lodging taxes, must be paid directly to the Host by one of the above methods. Additional charges can include Refundable Deposit, payments to add Options, additional nights, more guests, a Pet, and more. These all need to be paid directly to the host.
- 19. ARRIVAL / DEPARTURE:** Check-in: After 4:00 PM CST on the day of arrival. Check-out: Before 10:00 AM CST on the day of departure. Early arrival or late departure are rarely available due to preset housekeeping schedules and programmed door codes. Unauthorized late check-outs will incur an additional full day's rent.
- 20. REFUNDABLE SECURITY/DAMAGE DEPOSIT:** A refundable security/damage deposit of at least \$600 is required. The amount may be higher for longer stays, larger or younger groups, if there are visitors, multiple or large pets, or during holidays or local events. The deposit will be refunded within 30 days of departure, pending a review of the property's condition and verification of no excessive utility usage. Depending on the listing site or direct booking payment method, the host may place a hold on the renter's credit card instead of collecting the deposit upfront or collect a refundable deposit payment in addition to a Credit Card Hold.
- 21. SHORT TERM VACATION RENTAL:** This agreement is for a short-term vacation rental, not a lease or long-term tenancy. It grants licensed use of the property for the stated term without property rights, renewal rights, or recurring usage rights. It is not a timeshare, timeshare development, or vacation club agreement. No food or personal products are provided. A small amount of starter supplies (toilet paper, hand soap, paper towels, trash can liners, dishwashing soap, laundry detergent) is provided. Renters must supply all other consumables needed during their stay.
- 22. RENTER AGREES:** that neither they nor their guests will discuss, disclose, or disparage any details about their stay at this property with any third party not bound by this agreement without the express written consent of the owner. Any violation will result in the owner being compensated at double the rental rate.
- 23. NON-SMOKING POLICY:** All properties are non-smoking. Evidence of smoking any substance will result in immediate eviction, forfeiture of all payments, and an additional cleaning fee charged as a damage cost. Evidence includes, but is not limited to, cigarette butts, ashes, and smoke odor.
- 24. RENTER ACKNOWLEDGES:** that security cameras are used on the premises to ensure the property's security from theft, unauthorized access, damage, & to protect our guests. All security cameras are positioned to avoid interfering with the guests' peaceful enjoyment & privacy while safeguarding the property. Specific details about the location of the security cameras & any property-specific terms & conditions can be found starting at item #48 under "Details Specific to this Property" (#51).
- 25. PROPERTY RULES/INFORMATION:** The renter agrees to obey the individual notices located on the property. These directives may be posted signs, in the guest book, arrival instructions, an electronic guidebook, etc. Depending on the property, these may include parking guidelines, instructions for freezing conditions, how to operate the elevator/lift (should the property have one), laundry instructions, trash collection days, stove operation, and more.

I have read the above and agree  
to these terms & conditions:

Guest Signature / Date: \_\_\_\_\_

**26. AC & HEATER USAGE:** Air conditioners should not be set below 70°F in the summer. Heaters should not be set above 72°F in the winter. When the air conditioner is in use, ensure all doors and windows are closed for proper functioning. If the property has a mini-split system, turn it off when the room is not in use. **NOTE:** In Southern Mississippi's hottest months, high humidity can cause AC units to freeze if set below 70°F. Keep doors & windows closed to maintain a cool indoor temperature.



**27. WIFI CODE:** Provided in the arrival instruction email. The property offers Free WiFi, supporting up to 5 devices simultaneously.

**28. PREMISE ADDRESS:** 11267 S River Road, Gulfport, MS 39503

**29. GUNS & WEAPONS:** No guns or weapons are allowed on the premises. If a renter brings or leaves a gun/weapon, they will be held 100% responsible for any consequences and agree to hold the host harmless. The renter is entirely responsible for any actions or inactions related to guns/weapons.

**30. DANGEROUS PEOPLE & ANIMALS:** The renter agrees not to bring any dangerous people or animals to the property. They will be held 100% responsible for any consequences and agree to hold the host harmless. All responsibility for actions or inactions related to dangerous individuals or animals rests with the renter.

**31. CRIMINAL ACTIVITY:** The renter agrees to secure their personal possessions. If any possessions are stolen or if any crime occurs at or near the rental property, the renter agrees to hold the host harmless. Renters must comply with all local, state, and federal laws, including noise ordinances.

**32. NOISE & BEHAVIOR:** Most vacation rentals are in residential neighborhoods with noise ordinances prohibiting loud noises from 9 PM to 8 AM. Renters must keep noise levels low, especially during these hours. Any police enforcement actions will result in additional fees and/or immediate eviction with forfeiture of all payments. Guests must be courteous to neighbors, abide by local, state, and federal laws, and respect neighborhood speed limits.

**33. DAMAGES:** The renter assumes full responsibility for any missing items or damages due to misuse, negligence, or actions beyond normal wear and tear. This includes compliance with the terms of this agreement. If damage occurs, the renter agrees to pay for repairs or replacements, and any legal fees if litigation is necessary.

**34. ATTORNEY'S FEES:** If the host employs an attorney to enforce any terms of this agreement, collect amounts due, or handle evictions, the renter agrees to be liable for all attorney's fees, court costs, and related expenses.

**35. LIABILITY:** Renter agrees the list of Overnighters, Visitors, and Pets provided in this document is the full rental group & they will restrict visitors, occupants, & Pets to these lists. Renter acknowledges & understands that each & every guest at the house, whether or not listed above, is their responsibility. They are responsible for any property damage, accident, injury, or loss sustained to any person while on the property or in the residence and that The Host does not accept legal or financial responsibility. This responsibility extends also to any risk of injury or other loss resulting from a recreational activity and will hold The Host harmless with respect hereto. Renter agrees to indemnify and hold The Host harmless from any claim, including those of third parties, arising out of or in any way resulting from the guest's use of the premises or items therein.

Renter further understands that failing to return the house in the same condition they received it (minus any ordinary wear for the term of their rental) and abide by the terms of this Agreement, they are responsible for any additional costs. Should legal action be required to make the Property Owner whole, Renter understands they will also be responsible for those costs.

Great Rentals, LLC is a booking management agency that strives to offer quality accommodations but makes no guarantee about the accuracy, quality, safety, or any other feature of any vacation rental. THE GUESTS AGREE TO HOLD GREAT RENTALS, THEIR ASSOCIATES, AND THE PROPERTY OWNER(S) 100% HARMLESS FOR ANY LOSS, DAMAGE, EXPENSE, PENALTY, OR FINE OF ANY KIND (INCLUDING WITHOUT LIMITATION ANY PERSONAL INJURIES, DAMAGES TO ANY PERSONAL OR REAL PROPERTY, OR ANY ECONOMIC LOSS) RELATED TO OR ARISING FROM (1) THIS AGREEMENT, (2) THE CONDITION OF THE VACATION RENTAL PREMISES, AND/OR (3) ANY ACTION OR INACTION OF THE OWNER OF THE VACATION RENTAL, GUESTS, GREAT RENTALS LLC, AND/OR ANY THIRD PARTIES, holding Great Rentals LLC, their affiliates, associates, the Property Owner(s), and Partners 100% Harmless. BY BOOKING THIS PROPERTY THROUGH A LISTING SITE, GUESTS AGREE TO MAKE ANY CLAIMS ARISING FROM THEIR STAY DIRECTLY WITH THAT LISTING SITE AND THE EXTENT OF THEIR DAMAGES ARE LIMITED TO WHAT, IF ANYTHING, THE LISTING SITE WILL COVER. While holding Great Rentals LLC, their affiliates, associates, the Property Owner(s), and Partners 100% Harmless.

**36. EXCEPTIONS TO THIS AGREEMENT:** Any exceptions to the policies in this document must be approved in writing in advance.

**37. REFUNDS:** In the event of a Refund, it will only apply only to the amount received by the host; Host is not responsible for other costs Renter may incur. In regards to a listing site booking, this will exclude lodging taxes & listing site fees (retained by the listing site). Some listing sites may incorporate their service fees into the host's total rental rate. Renters are encouraged to seek refunds for lodging taxes & Guest Service Fees directly from the listing site, & the Host will assist in communicating this.

**38. LIMITATIONS DUE TO UNAVAILABILITY:** In rare cases, including acts of God, damage or destruction to the vacation rental, maintenance issues, ownership changes, and/or unexpected unavailability of the reserved vacation rental, The Host reserves, in its sole discretion, the right to move Renter's accommodations to a property of equivalent or better standards or to refund all of the money paid to Host (from Listing Site). Renter waives any and all claims against The Host resulting from the unavailability of their vacation rental, regardless of the reason for non-availability, and Renter agrees to the limited remedies of a substituted vacation rental (if available) or a full refund of money received at that point either paid directly to the Host from Renter or received from the Listing Site to the Host.

Renter further agrees that home amenities may be subject to change, may fail, be replaced, or be removed without notice (i.e., TVs, game rooms, kitchen equipment, pools, spas, clubhouses, pavilions, furnishings, etc.). The Renter agrees they will not hold The Host responsible and agrees to pay all moneys as stated in the contract without fail.

**39. TRAVEL PROTECTION:** Renter is encouraged to purchase travel insurance. It costs about half of most listing site's service fees. A simple internet search will turn up many companies. It is more affordable than most may imagine, and The Host hopes to offer this option by 2025.

**40. WEATHER & OTHER CIRCUMSTANCES:** Although The Host will do everything possible to make Renter's stay as pleasant and carefree as possible, The Host cannot control or be responsible for the weather or any other unforeseen circumstance that may affect the stay. However, should a mandatory evacuation order be given (Hurricane or other event) for the area of Gulfport, MS where this house is located for any of the dates during the time frame booked or if Renter had to leave early because of such an order, Renter will receive a full refund for unused nights booked. The Host encourages Renter to purchase travel insurance.

#### **41. CANCELLATION POLICY**

**FOR LISTINGS ON THIRD-PARTY SITES:** The cancellation policy follows the strictest guidelines permitted by the listing site. Larger groups book early to secure larger vacation homes, making cancellations close to the booking dates difficult to accommodate. Homes that sleep over a dozen people are rare, representing less than 10% of all vacation homes in the USA, with an even smaller percentage accommodating more than 15 people. Early departures are not eligible for refunds, and The Host reserves the right to cancel the reservation. All money received **(37)** or to be received will be returned if the cancellation is due to uninhabitable issues as determined by The Host. Renters are strongly encouraged to purchase travel insurance.

**CANCELLATION POLICY FOR DIRECT BOOKINGS WITH THE HOST:** Cancellations made at least sixty (60) days prior to arrival are eligible for a refund, minus a \$399 cancellation fee. To qualify for a refund, all originally booked dates must be rebooked by another party at the same nightly rate. This policy is in place because larger groups tend to book well in advance and pay a premium to secure larger, hard-to-find houses. As the dates approach, smaller groups are more likely to book, often at reduced rates to fit their budgets. At sixty days prior, the likelihood of rebooking at the full rate may decrease.

Regardless of when a cancellation is made, the Host is entitled to be made whole. Based on market trends and historical data, the Host may decide to discount the dates to achieve financial recovery, at their sole discretion. Therefore, please consider purchasing travel insurance if there is a possibility of cancellation. If a cancellation seems necessary, do not wait until the 60-day mark, as it is unlikely that a full refund will be possible at that point. If paid in full at the time of cancellation, lodging taxes, cleaning fees, and refundable deposits will be returned, even if the dates do not rebook.

**INSTANT BOOKING & MINIMUM STAYS:** We reserve the right to cancel any Instant Booking (i.e., not pre-approved by us) within 72 hours. In rare cases, this may be due to a system error - such as a double booking, an unapproved short stay, or a rate far below standard - caused by platform glitches or pricing tools. These are not the guest's fault, and in such cases, a full refund will be issued **(37)**. However, Instant Bookings that violate our stated terms - such as underreporting guest count, planning events without approval, or bringing unqualified pets—are considered policy violations. These bookings may be canceled without refund. We encourage guests to reach out before booking to ensure a smooth, compliant stay.

**GENERAL CONDITIONS:** Host reserves the right to cancel reservation and All moneys will be returned if the cancellation is due to uninhabitable issues as determined by The Host. Cancellations initiated by Guests, due early departure, conditions Host Can't Control, or violations of terms & conditions of the rental are not eligible for a refund.

#### **42. COVID-19, INDEMNITY AGREEMENT, & HOLD HARMLESS POLICY:**

**Releasing Parties:** The renter, other lease occupants, visitors, and all personal representatives, assigns, heirs, and next of kin of the renter or such occupants and/or visitors. **Released Parties:** Great Rentals, LLC, its directors, officers, members, employees, contractors, volunteers, agents, Host and property owner(s).

**Release and Waiver of Liability:** The Releasing Parties hereby release, waive, and discharge the Released Parties from any and all liability, claims, demands, and causes of action for any loss or damage, including property damage, bodily injury, illness, and/or death (including without limitation related to COVID-19), whether caused by the active or passive negligence of the Released Parties or otherwise, while the Releasing Parties are in, upon, or about the premises or any facilities or equipment therein, or participating in any activity affiliated with The Host and/or Released Parties.

**Indemnification Agreement:** The Releasing Parties agree to indemnify, defend, and hold harmless the Released Parties from any loss, liability, damages, or costs incurred, whether caused by the active or passive negligence of the Released Parties or otherwise, while the Releasing Parties are in, upon, or about the premises or any facilities or equipment therein, or in any way related to The Host and/or Released Parties.

**Waiver of Claims for Negligent Emergency Response:** The Releasing Parties acknowledge that any injury, illness, and/or death (including without limitation related to COVID-19) may be compounded by the negligent first aid or emergency response of the Released Parties and waive any claim against the Released Parties in respect thereof

#### **42. COVID-19, INDEMNITY AGREEMENT, & HOLD HARMLESS POLICY (Continued):**

**Assumption of Risk:** The Releasing Parties acknowledge and understand that the use of The Host's and/or Released Parties' vacation homes, facilities, and services involves inherent risks, including the risk of injury, illness, and/or death (including without limitation related to COVID-19) or property damage. The Releasing Parties voluntarily assume full responsibility for these risks while in, upon, or about the premises and/or while using any facilities or equipment thereon.

**No Insurance Provided:** The Releasing Parties understand and agree that The Host and/or Released Parties are not obligated to provide insurance coverage for any bodily injury, illness, and/or death (including without limitation related to COVID-19), property loss, theft, or damage incurred by the Releasing Parties.

**Severability:** The Releasing Parties expressly agree that this Assumption of Risk, Release and Waiver of Liability, and Indemnity Agreement is intended to be as broad and inclusive as permitted by the laws of the State of Mississippi. If any portion of this agreement is held invalid, the balance shall continue in full legal force and effect.

I have read the above and agree  
to these terms & conditions:

Guest Signature / Date: \_\_\_\_\_

#### 43. GUEST DEPARTURE INSTRUCTIONS:

1. **EVERYTHING** (trash, food, personal belongings, etc.) All items guests bring must either be bagged and placed **INSIDE** a street-side trash can before departure or taken home. We pay for extra cans but rely on guests to manage & remove excessive trash above what will fit in the cans. Left-behind personal items will incur a handling fee plus shipping; we are not set up to return items. Unopened, sealed food or drinks may be left — our cleaners will take home or donate them.
2. All kitchen items, grill items, grills, etc. used must be cleaned and returned to their original place.
3. Any item that has been moved/used (lawn chairs, bench, table, etc.) **MUST BE** returned to its proper place, **CLEAN**.
4. Any stand-alone bed slept in should be left unmade. **DO NOT** bring bedding to the laundry room; housekeepers need to inspect bedding prior to cleaning it on its bed.
5. For folding, trundle, and sofa beds: Strip these beds and leave the bedding on top of the sofa or the closest unmade bed.
6. Wash and have all towels drying before departure. Wash colored & white towels separately on hot. Laundry detergent has been provided for this task. The washers are large - be sure to use enough detergent for the load. Return any complimentary towels (for use at the pool or hot tub) to their original place, rolled or folded - **CLEAN**. Do not fold household bath towels as the cleaners will refold them while checking for stains or other damages.
7. Make sure the house, grounds, pool area, etc. are in the same condition as when Renter arrived.
8. Walk the property (inside & out) to ensure all personal items and trash have been removed. Renter understands this property is not set up to return personal items left behind; everyone who works at this property is a paid employee. Should an item need to be returned, the cost to return it will include hourly compensation, mileage, packaging, shipping, and handling.
9. Secure property: All gates should be latched as they were upon arrival, all windows & doors locked, elevator in the up position. Follow property's signage for check-out.
10. May 1st - Sept 1st House Central AC's on 75 / Game Room & the rest of the year for House AC turn off. Turn off everything used (Coffee stove, iron, lights, TVs, etc.)
11. Text/message the Host upon departure, report anything not already reported, and share any info, suggestions, concerns, etc.

The above details how the Renter will leave this vacation rental upon departure. This is standard in our industry. The rental rate and cleaning fee have been based on these agreed-upon tasks being done prior to departure. If the Renter doesn't complete these departure (common to our industry) tasks, they agree to pay additional costs towards cleaning. For any booking that wants fewer departure responsibilities and to pay more, let us know what you will (or won't) do in advance, and our cleaning crew will set aside additional time or bring in additional manpower to make this happen, **FOR ADDED COMPENSATION**. Let the Host know in advance for the added fee to be calculated and billed; otherwise, as agreed to here, the departure will go as directed above.

The housekeeper's contracted cleaning fee is contingent on the premises being left as detailed above. Failing to leave the house as directed will result in the Host having added charges. It is agreed, Renters will pay any additional cleaning fees (or have them deducted from their Security/Damage Deposit) resulting from not following the detailed departure checklist. Malicious behavior such as leaving seafood remains dumped on the property or dangerous items, such as beer tabs discarded in the yard that could injure children's bare feet, will result in cleaning fees being doubled or even tripled, depending on the circumstances.

**While housekeepers will clean the house upon check-out, please help by leaving the home in shipshape, it's greatly appreciated.**

**Check here ☐ if NO Pets will accompany your group**

#### 44. PET POLICY (Check below if no pets will accompany your group): This Agreement specifically prohibits pets during the term of the lease without:

1. The Host's (Property Owner) permission
2. A signed Pet Policy
3. A per-pet fee, paid

##### DEFINITIONS:

- Pet: Refers to one or multiple pets.
- Host (Owner): Refers to the Property Owner or their representative.
- Traveler: Refers to the person booking the property (Renter), even if not the pet's owner. The Traveler is responsible for the actions of their entire group, including any pet brought onto the property.

##### TERMS AND CONDITIONS:

1. Pool and Hot Tub Restrictions: Pets are not allowed in the swimming pool Gated area or in the Hot Tub.
2. Control of Pets: Pets must be leashed (but not tethered) outdoors at all times.
3. Local Ordinances: Renter must adhere to local leash and licensing requirements.
4. Noise and Behavior: Pets must not be noisy or aggressive. Any complaints must be immediately remedied.
5. Supervision: Pets must not be left unsupervised for extended periods. If unsupervised, they must be crated.
6. Crates: Renters must bring their own crates.
7. Flea and Tick Free: Pets must be flea and tick free upon arrival. Renters are responsible for expenses related to pest removal, including loss of rental revenue.
8. Clean Up: Renters must clean up after their pets, both inside and outside, and dispose of waste properly.
9. Waste Disposal: Pet waste must be double-bagged and sealed. For cats (if permitted), litter must be securely bagged and placed in the street's trash can.
10. Food and Water: Food and water must not be left outside the dwelling. Inside, food should not be left out for extended periods to avoid attracting pests.
11. ID Tags: Pets must wear ID tags to aid in their location if they go missing.
12. Stray Animals: The Host is not responsible for stray or unleashed pets in the surrounding neighborhood.
13. Pet Fee: A pet fee is assessed per pet. The fee varies based on property, duration of stay, and pet size, ranging from \$75 to \$600. Larger pets may incur higher fees. The pet fee is nonrefundable, including for service animals, except seeing-eye dogs with documentation. Please see Item #59 for pet fees specific to this house.
14. Furniture: Pets are not allowed on furniture. The pet fee does not cover damage beyond ordinary wear.
15. Damage: Renters are responsible for any pet-related damage. This includes extra cleaning, damage to items, or replacement of matching sets if necessary.
16. Revocation of Permission: The Host reserves the right to revoke pet permission if these terms and conditions are violated.
17. Grooming: Pets must be groomed regularly to prevent excessive shedding. Extra cleaning due to pet hair, waste, etc., will result in additional charges.
18. Specific Pet: This agreement applies only to the specific pet described below. No substitutions allowed. Guests must text a picture of the pet (if over 20 lb.) within 12 hours of receiving this document.
19. Pet Details: Provide the pet's name, type, age, weight, breed, and applicable pet fee.

	Pet Name	Type (i.e. dog)	Age	Wt.	Breed	Fee
#1 Pet						
#2 Pet						
#3 Pet						
#4 Pet						

**45. SWIMMING POOL** The swimming pool is currently not heated. For our guests' safety, it is not available for use from mid-October to mid-March, and our nightly rates reflect this. Non-emergency pool repairs are performed during this time of year and may require the pool area to be off-limits for guest safety. Renter agrees to hold the Host 100% harmless for any and all pool incidents, including drowning, regardless of the reason.

**46. THE HOT TUB** is an optional amenity. Details specific to this property's hot tub, as well as additional terms, conditions, or information, can be found around item #48 under "Details Specific to this Property" and in item #60.

**47. SWIMMING POOL & HOT TUB TERMS & CONDITIONS:** Regardless of the month & whether or not the guest chooses to use the pool, they agree to a fiduciary responsibility to protect the house, its amenities (such as the hot tub & swimming pool), their guests, & even neighborhood children. This means:

- A. Pool Area Gate: Renter agrees to keep the fenced-in pool area gate closed at all times, except when someone is entering or exiting the pool area.
- B. Should Water Levels: drop, Renter agrees to top swimming pool and / or hot tub to prevent damage to expensive pumps if they run dry.
- C. Pool Liner Protection: Renter acknowledges that the swimming pool has a liner that can be easily damaged. Only plastic and paper items are allowed in the pool area, and these must be properly disposed of to prevent them from getting into the pool. Glass, sharp objects, pets (including their claws and hair), etc., are not allowed in the pool area. Children should not pick at the swimming pool liner or its edges.
- D. Pump Protection: Pool & hot tub pumps can be easily damaged by small objects. Renter agrees no small toys, bobby pins, sharp objects, or loose trash will be allowed in Pool & hot tub areas. Litter must be immediately put in covered trash cans to prevent it from blowing into pool or hot tub.

I have read the above and agree  
to these terms & conditions:

Guest Signature / Date:



**47. SWIMMING POOL & HOT TUB TERMS & CONDITIONS (Continued):**

- E. Daily Check: Prior to leaving pool area, Renter agrees to check the water intakes of both the pool & hot tub for small items that could cause damage.
- F. Health & Hygiene: No one should enter the hot tub or swimming pool if they are feeling ill, have open wounds, a runny nose, nausea, etc.
- G. Supervision: No one is allowed to swim alone. An adult must supervise children in the pool area.
- H. Capacity & Cleanliness: The pool is chemically treated for normal use during its season. The pool should not be overcrowded, with a maximum of 15 people allowed in the pool at one time, and no more than 8 people (less if large) in the hot tub at one time. Do not bring food or drink into the hot tub or swimming pool. Shower before entering either the pool or hot tub; an outside shower is provided near the pool. Instruct children to use the restroom as needed. There will be a charge for excessive cleaning due to vomit, defecation, dirt, debris, sand, food, live or dead fish, bubble soap, bobby pins, small children's toys in the pool or hot tub filter, pump, or pool intake, chewing gum, scented oils, etc.
- I. Children in Hot Tub: Children under 5 years of age are not permitted in the hot tub for their safety.
- J. No Diving: Diving is strictly prohibited to prevent injuries.
- K. Pool Covers: If a pool cover is provided, renters must use it as instructed when the pool is not in use.
- L. Storm Precautions: In the event of a storm, renters should avoid using the pool or hot tub to ensure safety.
- M. Noise Levels: Ensure that noise levels in and around the pool and hot tub areas are kept at a reasonable level to avoid disturbing neighbors.
- N. Electrical Appliances: Do not use electrical appliances near the pool or hot tub to prevent electrical hazards.
- O. Proper Attire: Appropriate swimwear must be worn at all times in the pool and hot tub areas.
- P. Alcohol Consumption: Limit alcohol consumption in and around the pool and hot tub to ensure safety.



## Specific to: The River Lookout Vacation Rental

**48. GUEST COUNT LISTING SITE RULES:** Most listing sites do not restrict hosts or renters by guest count. These sites trust hosts to provide adequate accommodations for the advertised number of guests and trust renters in groups of 17 or more to be responsible. However, some listing sites limit guests to no more than 16 people (That is 16 total guests, visitors, including all adults & children). If you are booking through a listing site that limits guest count, we are happy to have your business, but you must adhere to that site's terms & conditions. Regardless of the listing site, the renter agrees to fully disclose their guests to comply with this agreement and the listing site's rules.

**49. OCCUPANCY LIST:** Please provide the names and ages of all guests who will be staying overnight. An approximate age is acceptable if the exact age is unknown. For example, "Jane's friend" is fine if the name isn't known. We are looking for a general idea of the group composition. For instance, is this a dozen golfers aged 40 to 70, a bachelor party for an 18-year-old with 26 friends aged 15 to 20, or a coach in his 40s booking for 25+ 12-year-olds? We do not micro-manage our bookings, but a conversation about any concerns can help prevent issues. If a guest's name is unknown at the time of booking, write "TBD," provide an approximate expected age, and follow-up prior to arrival with the revised Guest list.

#	Overnight Guest	Approx. Age	#	Overnight Guest	Approx. Age	#	Overnight Guest	Approx. Age
1			8			15		
2			9			16		
3			10			17	House Sleeps 18 in beds	
4			11			18	House Sleeps 18 in beds	
5			12			19	House Sleeps 18 in beds	
6			13			20	House Sleeps 18 in beds	
7			14			21	House Sleeps 18 in beds	

**50. VISITORS LIST:** If visitors will be on the property during your stay, please provide their names and approximate ages (those not spending the night). If your booking exceeds the number of people your quote was based, notify us ASAP for an updated quote before booking (failing to do so can result in additional costs). **GUEST**

**DECLARATION:** As per our house rules and terms and conditions, all guests ~ whether overnight or visitors, adults, or children ~ must be declared. Our rates are based on the total guest count, and compensation is required for each person on the premises. **ADDITIONAL INFORMATION:** The expenses associated with this property go beyond just bedding. The amenities offered make it an ideal place for entertaining large groups, and compensation reflects the use of these amenities. We book through many listing services, and some do not permit events or limit the guest count below what some of our vacation homes can accommodate. We also book directly to the public and often work with large groups to provide the perfect entertainment venue with additional compensation.

#	Visitors? List Names here	Age	#	Visitors? List Names here	Age	#	Visitors? List Names here	Age	#	Visitors? List Names here	Age
1			5			9			13		
2			6			10			14		
3			7			11			15		
4			9	8		12			16		

**51. RENTER ACKNOWLEDGES:** Security cameras are used to protect the property from theft, unauthorized access, damage, & protection of our guests. All security cameras are strategically positioned so as to not interfere with the peaceful possession of our guests or their privacy, while still protecting the Property. As of May 2025: Camera #1 is positioned overlooking the river and the swimming pool (our most expensive amenity, which also carries the greatest liability). Camera #2 is positioned over the game room door, and a 3rd overlooking the street & front of the River Lookout. We reserve the right to add additional exterior cameras.

**52. HOUSE & PROPERTY DESCRIPTION:** is Smoke Free, approx. 1900 sq. Ft., located 3 Miles south of I-10, off Exit 38, within the city limits of Gulfport, MS, less than 8 miles North of the Gulf of Mexico beaches. The Rental is restricted to the property lines. The Lot is approx. ½ an acre: 75' at street, 160' at River, 338' north side, 269' south side; located in a sparsely populated residential neighborhood on the Biloxi River. Guests are encouraged to remain on the property. Guests are not permitted to wander onto private properties. This includes taking the concrete path into the woods; this is NOT part of the booking, when a single house is booked. This is a Private home - the swimming pool, optional hot tub and other amenities are for the sole use of the registered guests of these premises.

**53. SLEEPING ACCOMMODATIONS:** River Lookout has 4 bedrooms, 4 bathrooms. It has 2 King Beds (ea. in its own room), 1 Queen Bed (own room), 4 Full beds (configured as 2 Full over Full bunk beds - in 1 bedroom), there are also 2 folding beds (each a little smaller than a twin; not cots), two queen sofa sleepers. All on the main living floor - that can only be accessed by climbing a set of stairs similar to those you would find in a house with 8 ft ceilings and a 2nd floor. There are 11 Individual beds, sleeping up to 18 People. The Rental Rate is based on the people count provided when quoted; adding additional people, visitors or overnight guests, could increase the rate.

**54. RATES BASED ON 10 OR FEWER PEOPLE (overnighters & visitors combined):** The renter is required to pay \$30 per night booked for each person over the 10-person limit. Renter agrees to limit their guest list (overnighters & visitors) to the number indicated when booking, or to fully disclose and compensate the host for any additional people. Occupancy may not exceed the maximum occupancy agreed to and paid for each property. All children, adults, overnighters, and visitors count toward the maximum occupancy. Exceeding the maximum occupancy limit will result in immediate eviction and forfeiture of all amounts paid.

**55. NOT HANDICAPPED ACCESSIBLE:** River Lookout's built on a hill - unusual for River Houses. It's a slight hill & most park on it, next to house, some won't even realize the ground is elevated. Because of this hill, the house is only 8' off the ground, while most other river houses are about 16' off the ground. River Lookout has about the same # of steps you'd find in a house with a 2nd story & 8' ceilings. Impossible for someone in a wheel chair to climb, but maybe possible for mobility challenged people who can climb some stairs. Once upstairs, the house & large covered deck is all on one level. At ground floor is the hot tub, game room, ½ bath, pool and more. Also, because of the hill, we have a set of concrete stairs leading to a concrete path to the river... Where the slop and hill is more apparent. River Lookout is not handicap accessible, we are aware lugging groceries & luggage up & down, is not fun. Because of that, we have a large luggage / grocery lift, right there on the property just feet from an entrance door. This is not for passengers (our Larger River House, offers a Passenger Elevator). For safety reasons, this is key operated.

I have read the above and agree  
to these terms & conditions:

Guest Signature / Date: \_\_\_\_\_



**56. LIFT (NOT passenger elevator) Release, Guest Use Agreement:** Renter Agrees 1) all LIFT Operators with be over 25 years old, 2) that there are exposed mechanisms at ground level & they will prevent children from playing near or in the LIFT (even - perhaps especially) when not in use, 3) only to use the LIFT when necessary to transport groceries, personal belongings, trash, & NEVER people, 4) NEVER leave Keys to operate the LIFT in its lock mechanisms if there is a possibility of children or at risk/intoxicated adults may attempt to use it. Renter takes full responsibility to protect this expensive amenity and their guests. 5) upon departure to leave the LIFT in the UP POSITION & make sure both keys are in the their lock mechanisms, as they were when Renter Arrived. There will be a \$50 Fee, per key, if keys are missing.



**57. LIFT Instructions:** The "Lift" is located on the street side of House & can be accessed by going under the upper deck. This is not a toy and great care should be used any time it is operated. NEVER are HUMANS to be in this lift. 1) 2 keys are required to operate it. One key will be in each of the Lift's locks (1 Lock at ground floor / 1 lock on top floor) 2) Photo is of Lock Mechanism, shown in the "OFF" position (Almost 9 O'clock) & it will neither go up or down in this position. 3) GENTLY turn the key slightly up (10 O'clock) to the "ON" position & if the black UP Arrow is pressed the Lift will go upstairs, as long as both gates (the one upstairs & the one on the ground floor) are closed. 4) Leave this key in this main floor lock for the Lift, it will NOT work the key lock on the upper deck. 5) To bring the Lift back down, you need only have the key in the "ON" position on ground floor, both gates closed (ground floor gate & upper deck gate), and push the White down button, from the ground floor control panel (pictured). 6) When not using the Lift, please put the key to the "OFF" Position. 7) Use care when using the Lift and make sure no one is in danger of being "Pinched" or worse by the Lift. Please ensure everyone stands back during its operation, & no one has their hands on or near it during its operation. **DO NOT ALLOW CHILDREN near LIFT! DO NOT OPERATE WHILE INTOXICATED! Watch EVERYTHING while operating LIFT... Hands inside, no horseplay, etc.**

**58. PARKING:** All vehicles, including those of overnight guests & visitors, must be parked on concrete, gravel, or, if in front of the River Lookout, at least 30' from the house (due to underground plumbing), between the house & street. Parking on neighboring properties or the street is strictly prohibited. With full occupancy of 18 people (3 - 4 people per vehicle), there are 6 parking spots available. Renter agrees not to exceed the parking limits (without Host's permission) & to restrict parking to approved areas.

**59. PETS:** Any Pet on the premises requires a paid Pet Fee and must be in compliance with our Pet Policy. One dog under 20 lbs is pre-approved. Dogs over 20 lbs or any non-dog pets require pre-approval. We generally exclude overly furry or aggressive breeds. The 1st dog under 20 lbs is \$125, 2nd is \$75, 3rd/4th are \$50 each. We allow pets to avoid turning away groups but must offset added cleaning, wear, and minor damage. No pets stay free - regardless of service status, military, or police - except licensed seeing-eye dogs. We continue to be "Pet Friendly" as long as we collect Pet Fees.

**60. THE HOT TUB IS AN OPTIONAL AMENITY:** We pride ourselves on offering safe, clean properties and amenities. Preparing the large 7-8 person hot tub for guests requires significant expense, time, labor, and resources. Not all bookings use the hot tub, and it is not fair to pass this cost on to every booking. Our competitors may not perform complete cleaning and treating of the hot tub between guests, but we believe it is necessary. Therefore, the hot tub is an optional amenity. Guests who wish to use the hot tub will pay \$125 plus taxes. For this fee, the hot tub is completely drained, scrubbed, sanitized, rinsed, refilled with fresh water, heated, and treated before the new guests arrive. If you wish to add the hot tub to your stay, it can be added at checkout or after booking. However, please don't delay, as scheduling is required, and our hot tub technician may not be available at the last minute. If the hot tub is not included in the initial listing site quote when booked, payment will be made outside the listing site with one of the host's accepted payment methods.

**61. REPAIR AND MAINTENANCE:** Repair and maintenance problems must be reported to the host at the time of arrival, occupancy, or occurrence. Otherwise, such repairs or problems will be presumed to have been caused by the renter, who will be held liable for any necessary repairs. The host will not be responsible for any expenses incurred by the renter or others unless the host authorizes the renter to incur such expenses in writing. The renter agrees to 1) allow at least 24 hours for the problem to be resolved, 2) notify the host of issues they notice (such as loose door handles, running toilets, low battery remotes, etc.), and 3) inform the host if they want the issue addressed during their stay or after their departure. The host appreciates being informed of anything needing attention. The renter agrees to text, message, or email about anything they think needs attention or even make recommendations about items they'd like to see in the property.

The host is proactive in addressing issues, and the renter agrees not to include any temporary issues in a review. The renter agrees to focus any review on whether the property was as advertised, focusing on amenities, the community, its general location, etc. Reviews take weeks to appear. Timely notice of anything needing attention helps the host ensure the issue is addressed either during the renter's stay or before the next guest's arrival. Routine property maintenance is scheduled when properties are not booked. Occasionally, unexpected events may occur, resulting in areas of the property being blocked off during emergency repairs (such as decks, docks, pool areas, etc.). Every effort is made to avoid interfering with the guest's stay, but sometimes it is unavoidable.

While every effort will be made to ensure a carefree stay, we cannot be held responsible for issues arising from power outages, utility shutoffs, lightning strikes, bad weather damage, acts of God, bugs, wildlife issues, etc. These rare events are out of our control.

**62. SEAFOOD BOIL POLICY:** Guests planning a seafood boil must bring their own pot, burner, propane tank, newspaper for drippings, and trash bags (to double-bag all remains). A refundable \$200 deposit is required and will be returned if the area is thoroughly cleaned and no food waste, shells, or drippings are left behind, on the property, tables, yard, river, etc. Due to repeated past issues, we now require the deposit - inquiry where on the property to set up for the boil

**63. GENERAL TERMS:** This agreement is made in, and shall be governed solely by, the laws of the State of Mississippi. Venue for enforcement shall be in Gulfport, Mississippi, located in Harrison County, Mississippi. If any section, clause, paragraph, or term of this agreement is held or determined to be void, invalid, or unenforceable for any reason, all other terms, clauses, or paragraphs herein shall be severed and remain in force and effect. This agreement is in full compliance with Federal, State, and Local Fair Housing Laws without regard to race, color, religion, sex, country of origin, handicap, or familial status.

**64. THE TERMS & CONDITIONS in this Document** are detailed to ensure both the host and renters are on the same page. Nothing is worse than unmet expectations or unexpected additional fees. After reviewing the terms and conditions, if you have any questions or concerns, please don't hesitate to ask. Like most hosts, we want to provide an exceptional stay, meet our guests' expectations, and, if possible, exceed them. After each stay, we want everyone, including our property neighbors, guests, and us, to think, "That was great! Let's do that again!" Thank you for choosing to book one of our Great Rental, LLC properties.

**IMMEDIATELY NOTIFY HOST of operation issues, something out of the ordinary, strange sounds, etc. regarding anything.**

**Rental Agreement Acknowledgment:** I, the undersigned, agree to adhere to the terms and conditions outlined in this agreement, as well as those specified by the listing site through which I booked this property. I acknowledge that these rules are designed to protect the property, its contents, guests, and the neighborhood, and to ensure the return of my full security/damage deposit. I understand that liability for the house, its contents, the hot tub, grounds, swimming pool, lift, and all amenities, as well as any area used, occupied, or entered by my rental group, is transferred to me during my rental term. It is my responsibility to ensure that all individuals in my group, as listed in the rental documents, as well as any other guests invited by my group, comply with this agreement.

**Responsibility and Liability:** I acknowledge and accept responsibility for each guest on the property during my tenancy, whether disclosed or not. I am responsible for any property damage, accidents, injuries, or losses sustained by any person while in residence. The Host accepts no legal or financial responsibility for such incidents. My responsibility, as the renter, extends to any risks of injury or loss resulting from recreational activities. I agree to hold The Host harmless in these matters. I hereby agree to indemnify and hold Great Rentals LLC, The Host, and the property owner harmless from any claim, including those of third parties, arising out of or related to the guests' use of the premises or items therein. I understand that if I fail to return the property in the same condition as received (minus ordinary wear and tear), I am responsible for any damage. I also understand that my liability may exceed the refundable damage deposit collected, and I agree to pay any outstanding balance. Should legal action be required to make the property owner whole, I understand I will also be responsible for those costs.

**THIRD-PARTY SERVICE & NEIGHBOR INTERUPTION:** I acknowledge that The Host cannot be held responsible for the failure of any third-party company due to errors or service interruptions (e.g., electricity, water, gas, cable, etc.) or actions of neighbors/city such as construction, road repair, maintenance, or acts of God (e.g., bad weather). The Host agrees to do everything possible to remedy any issues quickly. I understand that the sooner I alert The Host to an issue, the quicker it can be addressed. I agree to report any maintenance issues immediately, regardless of their impact on my stay. I further understand that should a key amenity not be in working order, the Owner limits refunds to \$50 per night, provided I notify The Host in advance of the impact. Upon arrival, I agree to do a walk-through, photograph, and text any irregularities to The Host. The Host reserves the right to enter the property to investigate disturbances, check for damages, make repairs, alterations, and improvements.

**DEPARTURE INSTRUCTIONS:** I agree to follow the Guest Departure Instructions (#39) and to leave all outside areas as they were upon my arrival. The cleaning fee does not cover outside areas (e.g., pool area, covered decks, river, grounds, under the house, etc.), & I am responsible for leaving these areas clean & litter/debris-free. This includes properly disposing of items such as cigarette butts, gum, plastic wraps, soda cans, beer bottles, beer caps, grease, seafood shells, decorations, etc. If the property is damaged or debris removal is required, I understand I am responsible for these additional costs.

**X**

Primary Renter Signature

Print Name

Date

Renter's Street Address

City

State

Zip Code

Cell #

Please print, scan, & email your signed & filled in 5-page Rental Agreement with a copy of your Driver's License to [MSEscapes@gmail.com](mailto:MSEscapes@gmail.com) (if booked through a listing site) or [RiverLookout@gmail.com](mailto:RiverLookout@gmail.com) (if booked direct / [GulfportVacationHomes.com](http://GulfportVacationHomes.com)). E-sign may be an option - please inquire.

Arrival Date:  /  /  ~

Departure Date:  /  /