

# RENTAL CONTRACT

The Makai Suite ~ #F102-2575 S. Kihei Road ~ Maui, Hawaii

c/o Erin Sullivan, 3955 Cumberland Rd. Victoria, BC Canada V8P 3J7 (250) 893.2205



## Conditions:

### 1. Check-in/out.

You may check-in anytime after 3 p.m. on the date of your arrival and check-out anytime before 11 a.m. on your departure date.

### 2. Smoking & Pets.

This is a non smoking unit, and pets are not permitted in the unit under any conditions.

### 3. Minimum Age.

Singles under 25 years of age must be accompanied by an adult (25+).

### 4. Damage Deposit.

We require a credit card number and signature authorizing the owners of the suite to withdraw from your card the amount of any damages incurred during your stay (see below). Withdrawals will be discussed before processing.

### 5. Reservation Deposit.

To reserve your space, we require half of the full payment (including cleaning and taxes) and a completed copy of this contract within seven (7) days of your booking. The remainder is due sixty (60) days prior to your arrival date. If the booking is made within 60 days of the arrival date, the full amount must be paid upfront to reserve the space. The following payment methods are acceptable:

- a) Personal checks or money orders made payable to:

Erin Sullivan  
3955 Cumberland Road  
Victoria, BC  
Canada V8P 3J7

- b) All major credit cards (please note that these are processed under an alternate business name and will appear on your statement as "Transmission and Autocare Victoria")

### 6. Cancellations.

A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are entitled to a full refund less a \$100 processing fee. Cancellations made between sixty (60) and thirty (30) days prior to the arrival date will result in forfeiture of deposit (50% of total amount due). Cancellations made within thirty (30) days of your arrival will not be refunded.

### 7. Maximum Occupancy.

The maximum number of guests included in quoted nightly rate is limited to four (4) persons. An additional charge of \$15.00 per person per night for guests exceeding four (4) people will be incurred.

### 8. Minimum Stay.

The Makai Suite has a minimum stay of seven (7) nights during peak season (November 1 – April 30) and four (4) nights during non-peak season (May 1 – October 31).

### 9. Cleaning.

The cleaning fee is \$160.00 and is to be paid in full with rental charge. The Makai Suite is fully-equipped with a washer, dryer and dishwasher; and therefore does not require daily maid service. The cleaners will come once after your departure. Costs associated with lost/missing towels and linens will be withdrawn from the damage deposit.

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## 10. Rates and Payments.

Quoted and advertised rates are subject to change without notice. Rates become firm upon receipt of deposit (50% of total amount due).

## 11. Falsified Reservations.

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

## 12. Written Exceptions.

Any exceptions to the above mentioned policies must be approved in writing in advance.

## 13. Lost or Stolen Items.

The owners of the Makai Suite are not responsible for any lost or stolen items during your stay.

## 14. Parking.

While staying at The Makai Suite, you may park in one of two parking lots. There is a small first come, first serve visitor lot beside the F building. If it is full, you may also park on the third level of the main garage across from the front office. No parking passes are required for these areas.

## Damage Deposit (Required):

I hereby authorize the owners (Erin & Adam Sullivan) of the Makai Suite at F102-2575 South Kihei Rd to withdraw from the following card the amount of any damages incurred during my stay that are considered to be beyond reasonable wear and tear:

- Visa
- MasterCard
- American Express

Name as it appears on the card: \_\_\_\_\_

Credit Card #: \_\_\_\_\_ Expires: \_\_\_\_\_ / \_\_\_\_\_

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

### [OPTIONAL]:

Please use the above signed credit card to also withdraw my full or partial rental **payment**, in the amount of: \$\_\_\_\_\_ (USD).

## Agreement:

I (we) agree with the rental conditions outlined above, and understand that failure to meet the above conditions may result in forfeit of payment and loss of rental privileges. I (we) agree to maintain the property in the same condition in which it was found (reasonable wear and tear accepted). I (we) agree to replace or pay for losses, breakage or damage should such occur. OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANT'S PERSONAL PROPERTY.

### Rental period:

From: (month)\_\_\_\_\_, (day)\_\_\_\_\_, (year) 20\_\_\_\_; To: (month)\_\_\_\_\_, (day)\_\_\_\_\_, (year) 20\_\_\_\_\_.

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

**Please sign and return to owner with required payment within seven (7) days of making your booking.** Dates of rentals are guaranteed (exception: "Act of God", e.g. fire, mandatory evacuation due to hurricane) when deposit has been received. Please make checks and money orders payable to Erin Sullivan. This form may be scanned and emailed to makaisuite@shaw.ca; faxed (attention: Erin Sullivan) to (250) 475-1913; or mailed to Erin Sullivan, 3955 Cumberland Rd., Victoria BC, Canada; V8P 3J7.