

# Rental Rules & Contract

For completion by Vantaggio Maui Realty:

Responsible Party Name: \_\_\_\_\_

Rental Dates: \_\_\_\_\_ to: \_\_\_\_\_

Number of Nights: \_\_\_\_\_ Condo Rate per Night: \_\_\_\_\_

Total Base Rental Rate: \_\_\_\_\_ Total Rental Amount (including taxes): \_\_\_\_\_

50% Deposit Required to Hold Reservation: \_\_\_\_\_ (will be charged immediately to credit card below)

Balance Due: \_\_\_\_\_ (will be charged to credit card below 3 business days prior to arrival)

**PLEASE COMPLETE AND RETURN.** (Please note that failure to meet our eligibility requirements will result in your application being denied.)

Vantaggio Maui Realty, LLC  
Attn: Jodi Arakawa  
222 Papalaua, Suite 207  
Lahaina, HI 96761  
or fax to: (808) 661-3615

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

Age: \_\_\_\_\_

Credit Card Number: \_\_\_\_\_

Type of Card (M/C, Visa, Amex): \_\_\_\_\_

Expiration Date: \_\_\_\_\_ 3 Digit Security #: \_\_\_\_\_

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

City: \_\_\_\_\_ State & Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

State: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Rental Dates: \_\_\_\_\_ through: \_\_\_\_\_

# of Adults in Party: \_\_\_\_\_

# of Children in Party: \_\_\_\_\_

# of Infants in Party: \_\_\_\_\_

How did you find out about our condo? \_\_\_\_\_

**Message to our Guests:** As a privately owned vacation residence, we rent primarily to friends and family. At times, we offer our lovely Maui home-away-from-home to third party renters. As such, we have strict rental policies so as to ensure that our guests are people: who will treat our home with the same respect that we do. To help us achieve that goal, please agree to abide by the following:

- **Responsible party must be at least 25 years of age with a valid credit card and must provide a valid driver's license number.**
- All bookings require a 3 night minimum.

- **Maximum occupancy of unit is 6 persons.** Infants under age 2 may be excluded from the maximum person count. Children ages 2 and above are included in the 6 person maximum. Violation of this policy may result in immediate eviction and/or loss of the \$1000 security deposit.
- Rentals are subject to HI State Excise tax of 4.166% and HI State Transient Accommodations Tax of 8.25%.
- Upon arrival, you will be greeted by one of our local staff members who will issue you card keys and show you around the condo. Please note that failure to return card keys will result in a \$25 per card charge to your credit card. Should you lose your keys or if they become inoperable, please contact our office. The front desk does not provide these services to guests in a private unit such as ours.
- You will be able to use our owner's parking pass for one car during your stay. Additional parking passes are available at the rate of \$15/day (a fee that is established and collected by the resort. We have no control over this.)
- A deposit in the amount of 50% of the entire stay will be charged to your credit card at the time of booking. Balance required 3 days (72 hours) prior to arrival date.
- **CANCELLATION POLICY:** Cancellations received more than 30 days prior to arrival date will be eligible for a refund of 90% of the deposit. Cancellations received less than 30 days but more than 3 business days prior to arrival date will forfeit the entire deposit but will be eligible for a full refund of any amounts paid over the deposit. Cancellations received less than 3 business days prior to arrival date will not be entitled to any refund and will be responsible for the full cost of the entire stay booked.
- Security deposit of \$1000 will be placed as a hold on your credit card at the time of arrival. Should no losses, damages, or major infractions occur, the \$1000 will not be charged to the card and the authorization will be removed.
- **NO PARTIES** whatsoever are permitted in the condo. The property security staff will report any suspicious activities. Violation of this policy may result in immediate eviction and/or loss of the \$1000 security deposit.
- Inventory list is attached to contract. Loss, damage, or theft of any items will result in a credit card charge for the fair market replacement or repair value, as determined by Vantaggio Maui Realty. Your signing of the rental contract constitutes your approval for Vantaggio Maui Realty to charge your credit card for any applicable loss/repair fees.
- All long distance phone calls will be charged to your credit card.
- Please be respectful of energy costs and turn off or raise temperature settings on air conditioning when out for the day. The condo cools off quickly upon arrival.
- PLEASE, no wet or sandy clothing or towels on the floor, carpet, or furniture. Take advantage of the many towel racks and hooks as well as the drying racks in the bathrooms.
- For safety purposes, please clean dryer lint filter before each use.
- Be aware that there are cleaning products and insect sprays in some of the cabinets which do not have child protection locks.
- Please be aware that some of our DVDs may have PG, PG-13, or R ratings and may not be suitable for your children.
- Please do not attempt to open the owners' cabinet in the master bedroom or the shoe trunk in the living room. They do not contain anything of great value, but do contain personal items (like my running shoes and favorite shampoo) that we use when we're in town.
- Be aware that your stay is at your own risk. Vantaggio Maui Realty assumes no liability whatsoever for any accidents, injuries, or damages incurred during your stay. Please make sure that you have the appropriate insurance coverages in place for medical issues, accidents, and any other liabilities.

I certify that the information I have provided above is true and accurate, I agree to the above terms and conditions, and I authorize Vantaggio Maui Realty, LLC to charge my credit card for any and all applicable charges:

Signed: \_\_\_\_\_

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

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

**Mahalo and enjoy your stay!**  
*Rus, Lauraine, Chiara & Brant*