

Sky Ventures Application/Rental Agreement

LESSEE'S NAME:

FULL ADDRESS:

PHONE/CELL #:

EMAIL ADDRESS:

LIST ALL OCCUPANTS (and also list their ages if under 30):

UNIT PREFERENCE:

CHECK-IN DATE:

CHECK-OUT DATE:

LIST ANIMALS TYPE/BREED/WEIGHT (Pet/Service dog agreement required):

HOW'D YOU HEAR ABOUT US (Google, VRBO, etc.)?

WHY DID YOU CHOOSE US?

By initialing here to waive our REDSKY travel insurance (cost is 6.95% of the covered amount), I understand that I will have no coverage for, no protection from, and no refunds due upon such occurrences as mandatory evacuations, natural disasters, road/beach closures, hurricanes, snow storms, transportation issues, medical emergencies, utility outages, etc..

X _____

Contract Terms:

Reservations made under false pretenses of any kind will result in the forfeiture of all rental payments and eviction. This payment is totally NON-refundable for any reason. Your advanced reservation payment is non-refundable. Final payment of all rent, fees, and taxes are due thirty (30) days prior to check-in for Florida rentals of under 28 nights, and due sixty (60) days prior to check-in for Florida rentals over 27 nights and all Tennessee rentals; and become non-refundable upon receipt. Double pet fees and loss of damage deposit will be charged for any animals not previously approved and on the application. RESERVATIONS MADE UNDER FALSE PRETENSE ARE NULL AND VOID AND CHECK-IN WILL NOT BE ALLOWED. This policy includes reservations made by parents who do not check in, and/or who leave overnight during the length of the stay. Lessor's staff may enter the property to respond to any maintenance and/or housekeeping issues during your stay. Property rules apply to both owners and guests, and failure to comply can result in eviction. Sky Ventures serves as the agent for the owner of the rental property. Lessee accepts all responsibility for injury while residing on these premises, and understands they may purchase a renter's insurance policy for their protection. Both parties agree that any litigation resulting from this agreement shall be resolved in the venue of either Jefferson or Sevier County, TN. NOTICE OF TERMINATION OF TENANCY FOR NON-PAYMENT OF RENT IS HEREBY SPECIFICALLY WAIVED. Failure to pay rent by the date due, may result in the immediate issuance of an unlawful detainer warrant for the eviction of the tenant. In this event, the Lessor has the right to seek immediate recovery of possession of the property without additional notice to tenant. Should the Lessor accept any partial or late rent payment, this in no way constitutes a waiver of the Lessor, nor affects any notice of eviction proceedings previously given. Waiver by either party of strict performance of any provision of this agreement shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or any other provision. Lessee shall be in default of this lease if Lessee fails to fulfill any lease obligation or term by which Lessee is bound. Subject to any governing provision of law to the contrary, if Lessee fails to remedy any financial or other obligation immediately upon default, Lessor may take possession of the premises without further notice to Lessee, and without prejudicing Lessor's right to damages. In the alternative, Lessor may elect to remedy any default and the cost of such action shall be added to Lessee's financial obligations under this lease. Lessee shall pay all costs, damages, and expenses suffered by Lessor by reason of Lessee's defaults, to include reasonable costs of collection, including late fees, private process fees charged by private process servers employed for the purpose of effecting relief herein. Lessee is responsible to pay all of Lessor's legal expenses. If Lessor self-represents, then tenant shall pay Lessor a rate of \$300/hour for that self-representation time, or one third (1/3) of the judgment, whichever is higher. Lessee may be held responsible for any unclean, damaged or missing items, if pre-existing problems are not reported to Lessor by the end of the day of check-in.

By signing below, I acknowledge that my party and I have read, understand, and agree to abide by the rental terms, policies and conditions for this property as shown on DiscountVacationProperties.com. I agree to allow Sky Ventures to charge my credit card a \$1 fee to test the card, and also charge to meet contract terms, and for damaged or missing items, extra cleaning, during and/or after my stay. I understand that there are no refunds, unless specified in the policies and conditions.

LESSEE'S SIGNATURE: _____

DATE: _____

Please print, fill out, HAND-SIGN, ATTACH A COPY OF YOUR DRIVER'S LICENSE, and send to: Email) SkyVenturesLLC@gmail.com or Fax) 1-888-831-8604