

Rental Agreement

Last updated: October 2025

This Rental Agreement ("Agreement") is entered into by and between **Luxury Seaside Rentals LLC** ("Manager"), the undersigned **Guest(s)** ("Guest"), and/or **Property Owner(s)** ("Owner") for the management and rental of the vacation property ("Property"). By booking or listing the Property, all parties agree to the terms below.

1. Reservations and Payments

1.1 Booking Channels

All reservations are processed exclusively through **Airbnb.com**, **Booking.com** and **VRBO.com**. **Luxury Seaside Rentals LLC** does not accept direct website bookings. All communication, reservation confirmation and documentation remain within the booking platform's official messaging system to ensure transparency, authenticity and guest protection.

1.2 Payment and Rate Plans

Guests may complete payment through two secure methods, depending on the booking platform and selected rate plan.

A. Booking Platform Payments

Guests complete payment directly with the booking platform. The platform securely collects the payment and holds it until the guest completes their stay. After checkout, the payout is released to **Luxury Seaside Rentals LLC**.

A platform service fee of approximately **10%** applies, covering **payment handling**, **booking protection** and **customer support**.

Booking Platform Rate Plan Terms:

- A **deposit equal to the first night's stay** is charged **at the time of booking**.
- The **remaining balance** is charged on the **check in date**.
- **Free cancellation** is permitted up to **14 days before check in**.
- If canceled within **14 days of check in**, the **first night's stay** is charged as a **cancellation fee**.
- **Refunds** are processed directly by the booking platform in accordance with its policies.

B. Direct Host Payments (Secure Stripe Link)

Some bookings may qualify for secure host processed payments using a **Stripe payment link**, generated and sent through the booking platform chat and email.

- Guests may pay by **credit card, debit card or bank transfer**.
- Guests automatically receive a **digital invoice** and **payment receipt** upon payment.
- All communication remains within the booking platform's system, so **guest protection remains in effect**.
- Guests who choose this option benefit from **lower rates**, as platform payment fees do not apply.

Host Rate Plans

Genius Rate

- Up to **15% discount** compared to the Standard Rate.
- A **deposit equal to the first night's stay** is required **within 30 days before check in**.
- The **remaining balance** is charged on the **check in date**.
- **Free cancellation** up to **14 days before check in**.
- Within 14 days, **one night's stay** is charged as a **cancellation fee**.
- **Refunds**, when applicable, are issued within **1–3 business days**, with banks typically applying funds in **5–10 business days**.

Promotional Rate

- Up to **35% discount** compared to the Standard Rate.
- **Full payment** is required **within 30 days before check in**.
- **Free cancellation** up to **14 days before check in**.
- **Cancellations made within 14 days of check in are non refundable**.
- A **one time courtesy date change** may be offered based on availability, no refund is issued.

1.3 Payment methods & security

Payments are processed through the booking platform's secure gateway or via **Stripe** (for eligible host processed payments). **Luxury Seaside Rentals LLC** does not store card details. All card transactions comply with **PCI DSS** standards.

1.4 Failure to pay

If required payments, deposit or balance, are not completed by the deadline, the reservation may be canceled and the applicable cancellation policy will apply.

2. Cancellations, Modifications and Refunds

2.1 Cancellations

Booking Platform Payments:

- **Free cancellation** up to **14 days before check in**.
- Within 14 days, the **first night's stay** is charged.
- **Refunds** are processed exclusively by the booking platform in accordance with its rules.

Genius Rate:

- **Free cancellation** up to **14 days before check in**.
- Within 14 days, a **cancellation fee equal to one night's stay** applies.
- Eligible refunds are issued to the original payment method within **1–3 business days**, bank posting times may vary.

Promotional Rate:

- **Free cancellation** up to **14 days before check in**.
- **Cancellations within 14 days of check in are non refundable.**
- A **one time courtesy date change** may be offered, subject to availability.

Important: Guests must review the cancellation terms displayed on the booking platform before finalizing their reservation. By confirming a booking, guests **acknowledge and agree to these terms.**

2.2 Reservation Modifications

- **More than 14 days before check in:** changes may be allowed depending on availability, rate differences may apply.
- **Within 14 days before check in:** changes are limited and may incur additional fees.

2.3 Early Departures & No Shows

- **Early departure:** unused nights are **non refundable**.
- **No show:** the applicable charge is determined by the chosen rate plan and may include at least the **first night's stay**.

2.4 Refund timing & method

Refunds, when applicable, are initiated within **1–5 business days** after approval to the original payment method. Banks typically apply funds within **5–10 business days**.

3. Check-In, Check-Out & Access

- **Check-in:** 4:00 PM (self check-in instructions and PIN are sent ~5 days prior to arrival).
- **Check-out:** 12:00 PM.
- **Late check-out:** Unauthorized late check-outs that delay cleaning may incur a **\$300** fee.

4. Property Use & House Rules

- **Occupancy:** Max occupancy per listing must be respected. Exceeding limits without written approval may result in immediate termination without refund.
- **No smoking:** Smoking is prohibited inside; violations incur a **\$500** cleaning fee.
- **No parties/events:** Parties or events require prior written approval; violations may result in eviction and/or fees.
- **Noise:** Quiet hours begin at **10:00 PM**; excessive noise may result in fines or eviction.
- **PETS:** Only if explicitly allowed on the listing or approved in writing; additional rules/fees may apply.
- **Care of property:** Guest agrees to maintain the Property in good condition and report issues promptly.

5. Security Deposit & Fees

- **Security deposit:** Some properties require a refundable security deposit disclosed before booking; it covers damage, missing items, or excessive cleaning. If no issues are found, deposits are refunded within **3–5 business days** after check-out.
- **Cleaning fee:** A **\$300** cleaning fee is charged per booking to cover professional cleaning and preparation.

- **Parking:** Listings specify included parking; most properties include at least one complimentary space.

6. Maintenance, Repairs & Right of Entry

- **Repairs:** Report maintenance issues promptly. Manager will make reasonable efforts to resolve them quickly.
- **Access:** Manager and authorized vendors may enter the Property at reasonable times to inspect or make repairs; notice will be provided when feasible.
- **No rebates:** Time required for repairs does not warrant a refund unless mandated by applicable law.

7. Force Majeure

If a stay cannot be fulfilled due to events beyond Manager's control (including natural disasters, government restrictions, utility outages, or other emergencies), reservations may be canceled or rescheduled. Credits or partial refunds may be offered at Manager's discretion and on a case-by-case basis, considering the circumstances and third-party platform rules.

8. Limitation of Liability & Indemnification

Services are provided "**as is**" and "**as available**" without warranties of any kind.

Luxury Seaside Rentals LLC is not liable for any direct, indirect, incidental, or consequential damages arising from use of the Property or services, including personal injury, theft, or loss of personal property, except to the extent liability cannot be excluded under applicable law. Guest agrees to **indemnify and hold harmless** Luxury Seaside Rentals LLC, its affiliates, employees, and agents from claims, damages, or expenses arising from Guest's use or misuse of the Property or violation of this Agreement.

9. Travel Insurance

Guests are strongly encouraged to purchase **travel insurance** to protect against unforeseen events that may impact travel plans.

10. Governing Law & Dispute Resolution

This Agreement is governed by the laws of the **State of Florida, United States**, without regard to conflict-of-law principles. Any disputes arising from this Agreement will be resolved through **binding arbitration** under the rules of the **American Arbitration Association (AAA)** in **Flagler County, Florida**. The arbitrator's decision may be entered in a court of competent jurisdiction.

11. Miscellaneous

- **Entire Agreement:** This Agreement, together with the applicable platform listing and house rules, constitutes the entire agreement.
- **Severability:** If any provision is found unenforceable, the remaining provisions remain in effect.
- **Amendments:** Manager may update this Agreement periodically. The version in effect at the time of booking governs the reservation.

12. Contact Information

Luxury Seaside Rentals LLC

444 Seabreeze Blvd, Daytona Beach, FL 32118

Email: support@luxuryseasiderentals.com

Phone: +1 (386) 999-3383

13. Acceptance

By booking the Property, Guest acknowledges that they have read, understood, and agree to abide by this Rental Agreement, the listing's house rules, and the applicable booking platform's policies.