

# Paradise Rentals

## RENTAL AGREEMENT

\_\_\_\_\_ Condominium, Unit \_\_\_\_\_

This Rental Agreement entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2007 between Ronald Mulholland ("Lessor") and \_\_\_\_\_ ("Lessee").

In consideration of the payment of the rents and the performance of the covenants contained herein by Lessee, Lessor does hereby agree to rent to Lessee the premises described as Las Verandas Condominium, Unit 108 located at 6411 Padre Blvd., South Padre Island, 78597 (the "Premises") on the following terms and conditions:

1. **RENT AND TERM.** Lessee agrees to pay Lessor rent for the rental period from the Check in Date to the Check out Date in the Total Amount below identified, which amount is due in full no less than 30 days prior to the Check in Date. Failure to timely remit payment of the Total Amount shall result in cancellation of this Agreement and forfeiture of the Security Deposit. Lessee may cancel this Rental Agreement by delivering written notice to Lessor no less than 30 days prior to the Check in Date.

Check in Date	Check out Date	Rental Charge	13% Taxes	Cleaning Charge	Total Amount
		\$	\$	\$	\$

2. **SECURITY DEPOSIT.** \$ 300.00 shall be paid by Lessee to Lessor at the time of the execution of this Rental Agreement as a security deposit. The security deposit shall secure the performance of the Lessee's obligation hereunder and will also guarantee that the above indicate rental dates will be available to Lessee. The security deposit will be non-refundable if Lessee (i) cancels the rental reservation less than 30 days prior to reserved rental dates or (ii) fails to timely remit payment of the Total Amount as above described.
3. **PAYMENT.** All payments and notices to Lessor should be remitted to Lessor at the address indicated below Lessor's signature hereto.
4. **CHECK IN & CHECK OUT.** Check in is after 2 pm and check out is before 11 am unless previously agreed to in writing.
5. **PETS.** No pets are allowed. If pets are found in the condo, the deposit will be forfeited.
6. **ORDINANCES and LAWS.** Lessee shall comply with all statues, ordinances and requirements of all municipal, state and federal authorities now in force pertaining to the use of the Premises.
7. **DAMAGES TO PREMISES.** Lessee shall be responsible for damages to the Premises and the contents caused by Lessee, Lessee's family or invitees and guests. Lessee shall not make any repairs or alterations to the Premises.
8. **UPKEEP of PREMISES.** Lessee shall keep and maintain the Premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the Premises to Lessor in as good condition as when received.
9. **NON SMOKING.** No smoking is allowed at any time within the Premises. If smoking is determined, the deposit will be forfeited.
10. **NSF CHECKS.** Lessee will be charged \$75.00 for each NSF check.
11. **ASSIGNMENT and SUBLETTING.** Not allowed at any time.
12. **RIGHT of ENTRY.** Lessor reserves the right to enter the Premises at all reasonable hours for purpose of inspection, and whenever necessary to make repairs and alterations to the Premises.
13. **DEPOSIT REFUNDS.** The security deposit will be returned to Lessee within ten (10) days from the date that possession and keys are delivered to Lessor, minus charges for any damages to the Premises.
14. **KEYS.** The keys should be picked up & returned at Island Services, 1700 Padre Blvd., South Padre Island (Telephone 956-761-2649).
15. **INDEMNITY.** Lessee agrees to indemnify Lessor from all claims for injury or damage to any person or property arising out of the use and occupancy of the Premises by Lessee. This indemnification includes attorney's fees, costs and expenses incurred by Lessor.
16. **ATTORNEY FEES.** The prevailing party in any legal proceeding brought under or with respect to the transaction described in this Lease is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.

**LESSOR:**

**LESSEE:**

\_\_\_\_\_  
Date Signed

Address: 13622 Wood Lane

San Antonio, TX 78216

Phone: 210-496-2626

Phone: 210-379-1201

Fax: 210-495-1995

E-mail: [www.pardiserentals@aol.com](http://www.pardiserentals@aol.com)

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

\_\_\_\_\_  
Date Signed

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

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

\_\_\_\_\_  
Fax:

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E-mail: