

**Vacation Rental Agreement for Hale Keo Keo**

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_ between Victoria Fullerton,  
("Owner") and \_\_\_\_\_  
(collectively called "GUEST").

It is hereby agreed that Guest shall rent on a short-term basis from the Owner the property known  
as HALE KEO KEO, located at: 82-6044 Pu'uhonua Road, Captain Cook, Hawaii 96704

from the dates \_\_\_\_\_ to \_\_\_\_\_ for the rental amount below.

**GUEST INFORMATION**

Guest Name(s): \_\_\_\_\_

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

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Number of Guests: \_\_\_\_\_ Airline & Flight Number: \_\_\_\_\_

Arrival Time: \_\_\_\_\_ Departure Date and Time: \_\_\_\_\_

Please note: Check in time is anytime after 4 pm and Check out time is 10 am. We will try to accommodate  
times beyond that when possible if needed.

**PAYMENT INFORMATION**

Please speak with Victoria for transfer options and account information.

To hold a reservation, send a Reservation/Security Deposit of \$500 with signed contract.

**RENTAL FEE**

Due 60 days Before Arrival	Rental Fee	\$ _____
	Hawaii State Tax 13.47%	\$ _____
	Total Due	\$ _____

## **GENERAL CONDITIONS**

Owner shall provide utilities, furnishings, towels, bathroom and kitchen supplies. In addition, our manager, Mitra Westercamp, will be available during your stay to respond to any Guest inquiries. She may be reached at (808) 896-5845 (cell).

Guest agrees to leave Hale Keo Keo in the same condition as found and to return keys upon departure.

The number of Guests shall not exceed the number of Guests on this rental agreement. (Up to six people are allowed). If more people are found to occupy premises than on the rental agreement, Guest agrees to pay for the additional people.

Missing items, damage to premises and excessive cleanup will be deducted from the Reservation/Security deposit. Guest agrees to pay the amount in excess of the Reservation/Security deposit.

Owner assumes no liability for property loss or damage, nor liability for accidents or injury on the premises. Guest is responsible for the premises and for his/her/their guests during occupancy of Hale Keo Keo.

**CHECK OUT:** Check out time is 10:00 AM. Please feel free to request a later departure if that would be more convenient for you, and we will do our best to accommodate if we do not have a booking immediately following yours.

**ZERO TOLERANCE:** Guest and the members of his/her party shall not use or permit to be brought into Hale Keo Keo any illegal or controlled substances, firearms, or items hazardous to persons or property. No smoking and no pets.

**USE OF THE PREMISES:** Hale Keo Keo is located in a residential neighborhood. Guest shall be quiet and peacefully enjoy the premises so as not disturb other guests. This is especially appreciated after 10:00 PM in the village of Napo'opo'o.

## **CANCELLATION AND REFUND POLICY**

A cancellation with 60 days or more notice before time of occupancy, will receive a full refund of any amount received.

A cancellation with less than 60 days notice, where the security deposit has been received but the rental amount has not, will forfeit the security deposit (no refund).

A cancellation with less than 60 days notice, where rent and security deposit has been received, will result in a refund of the deposit and a prorated amount of the rent based on the number of days we can fill the house in that rental period.

No-shows, late arrivals or early departures after arrival are non-refundable.

That said, we are not some Multinational Corporation, but rather a family opening our home so that others may enjoy it in our absence. Last minute cancellations will be dealt with on a personal situation basis, with dates possibly changed to a later, perhaps more convenient time, and we will most certainly consider extenuating circumstances.

**RETURN OF SECURITY DEPOSIT**

The cleaning fee (averages \$210) will be subtracted from the deposit. The \$210 includes up to 3.5 hours of the housekeeper’s time, and 3 loads of laundry. If the cleaning for your stay exceeds this, you will be charged accordingly. You can help minimize your cleaning charge by getting the laundry of sheets and towels started and running the dishwasher. Any breakage or loss or atypical cleaning needs will be deducted. The balance will be returned to Guest promptly following the stay.

ACCEPTED AND AGREED TO

\_\_\_\_\_ Dated: \_\_\_\_\_  
Victoria Fullerton, Owner

\_\_\_\_\_ Dated: \_\_\_\_\_  
(Guest)

\_\_\_\_\_ Dated: \_\_\_\_\_  
(Guest)

Please return this signed agreement by either email or mail. Have a great day!

Aloha.

Victoria Fullerton

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