

RENTAL AGREEMENT
KIA PROPERTIES, LLC/MELE PROPERTIES, LLC

Applicant Information

Name:	
Email:	
Address:	
City	State, Zip:
Phone:	Number of Guests:
How did you hear about us?	

With this agreement, made on this day _____, 2_____, between _____, hereinafter designated the tenant, and Kia Properties LLC for Nalu Hale and Kia Hale or Mele Properties LLC for Mele Hale, hereinafter designated the Landlord, the said landlord does by these presents rent the following residence:

- Nalu Hale - 1678 Kelaukia Street, Poipu, Kauai
- Mele Hale - 1730 Kelaukia Street, Poipu, Kauai
- Kia Hale -1732 Kelaukia Street, Poipu, Kauai

Tenant(s) agree to the following terms and conditions:

1. Term: Rental of the premises commences on _____. Check-in after 3:00 pm. Rental of the premises terminates on _____. Check-out by 10:00am.

2. Rent: The Tenant shall pay rent in the amount of \$_____ for the above premises in advance to Landlord.

3. Security and Damage Deposit: The Tenant will deposit with final payment the sum of \$_____. Any refund from deposit is dependent on the following conditions and shall be returned to Tenant within fourteen (14) days after vacating the premises.

- a) Tenant shall occupy said premises for term agreed to above;
- b) Tenant shall surrender to Landlord the keys to premises;
- c) Tenant shall return the premises to Landlord in its initial condition.

4. Out cleaning Fee: The Tenant will pay along with the final payment the sum of \$_____ for cleaning of the premises upon termination of rental. This fee is non-refundable.

Summary of Fees:

Rental fee: _____

Out Clean fee: _____

G.E. Tax: _____

T.A.T. Tax: _____

Total: _____

Damage Deposit: _____

Total: _____

Res. Deposit: _____

Balance: _____

5. Tenant's Obligations:

- a) This reservation is for the number of guests indicated on your confirmation. Any additional guests require prior approval.
- b) To keep said premises in a clean and sanitary condition;

- c) To properly dispose of rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals and to assume all costs of extermination and fumigation for infestation caused by Tenant;
- d) To properly use and operate all electrical, gas, heating, plumbing facilities, fixtures and appliances;
- e) To not intentionally or negligently destroy, deface, damage, impair or remove any part of the premises, their appurtenances, facilities, equipment, furniture, furnishings, and appliances, nor to permit any member of his family, invitee, licensee or other person acting under his control to do so;
- f) Not to permit a nuisance or common waste.

6. Landlord's Obligations:

- a) Immediately notify tenant of any changes as to the person or address of the Landlord;
- b) Maintain all structural components in good repair;
- c) Keep common areas reasonably clean and safe from defects increasing the hazards of fire or accident;
- d) Provide for the control of infestation by insects, rodents, and other pests, however the landlord shall not be held responsible where infestation is caused by the tenant;
- e) Maintain all electrical, plumbing, heating and other facilities and appliances in a reasonably good working order

7. Access: Landlord reserves the right of access at reasonable times (except in case of emergency or abandonment) to the premises for the purpose of

- a) Inspection;
- b) Repairs, alterations or improvements;
- c) To supply services.

8. Cancellation Policy

- a) You will receive a full refund with at least 60 days notice from the date of your scheduled arrival less \$400.
- b) Any cancellation made within 59 days of your scheduled arrival will result in forfeiture of all monies paid.

9. Use of Premises: Tenant shall not use said premises for any purpose other than that of a temporary residence and shall not use said premises or any part thereof for any illegal purpose. Tenant agrees to conform to municipal, county and state codes, statutes, ordinances and regulations concerning the use and occupation of said premises. Landlord shall maintain the premises in substantial conformance with all applicable provisions of municipal, county and state codes, statutes, ordinances and regulations governing maintenance or operation of such premises.

10. Additional Terms: If any, attached hereto or on the reverse side hereof, are made a part of this agreement by reference and are described as follows:

Entering into this agreement, the Landlord and Tenant sign below:

Tenant Signature

Address

City, State, Zip

Phone

4309 S Lakeshore Rd
Chelan, WA 98816
425.577.1717