



GUEST SUITE RENTAL AGREEMENT

RESIDENT NAME _____ APT # _____ PHONE # _____

GUEST NAME _____ PHONE # _____

RENTAL DATE(S): Check in date ___/___/___ Check out date ___/___/___

DAILY RENTAL FEE \$150.00 Total nights: _____ Total amount Due \$ _____

CHECK# _____ CHECK AMOUNT _____ DATE _____

- The full amount is due at the time of reserving the guest suite.
- Cancellations must be made at least 7 days prior to scheduled check in date or you will forfeit your payment.
- A credit card number is required in case of any damages.

Credit Card for Damages: CC # _____ EXP: _____ SC# _____ (Visa/MC/Discover)
(Residents Card Only) Zip Code for CC billing address: _____

- Resident may pick up the keys to the guest suite no earlier than 3:00 p.m. and no later than 6:00 p.m. on day of check in.
- Check out time is 12:00 noon and keys must be returned to the Leasing Office or in the night drop across from the business center if check out during non-business hours.

GUEST SUITE POLICIES

- Guest Suite has an occupancy limit of 2.
- Resident will be responsible for any damages to the room and its contents. Resident liability is not limited. The undersigned resident will pay for all damages.
- It is understood that the resident will leave the guest suite clean of trash and litter, or damages will be charged to the Resident.
- **You may use the pool and fitness center but must have your pool tag with you and only one guest.**
- Resident further agrees to abide by all property policies, local ordinances and state laws including, but not limited to, those referring to: liquor consumption, use of drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft.
- **IF SECURITY IS CALLED OUT FOR ANY REASON, RESIDENT WILL BE FINED \$25. IF SECURITY IS CALLED OUT TWICE, YOU WILL BE ASKED TO LEAVE.**
- Keys and possession must be returned to The Hudson no later than 12:00 noon. Please be advised that cleaning services will enter guest suite at 12:00 noon on day of check out, regardless of whether or not keys and possession are returned.
- Owner assumes no responsibility for the safety or property of the resident or guest. Guest Suite contents must be intact and free from damage.
- If the Resident fails to return the keys, he/she will be responsible for all costs to change the locks.

OWNER STRICTLY PROHIBITS THE FOLLOWING:

- Use of drugs or controlled substances
- Lewd or immoral conduct
- Rowdiness, brawling, fighting, or gambling
- Excessively loud music
- NO SMOKING
- NO PETS

Resident Signature: _____ Date: _____

The Hudson Representative: _____ Date: _____



THE
HUDSON
— AUSTIN RANCH —

The Bungalow Rental Agreement

Renters Name: _____ Phone: _____

Building & Apt #: _____ Email: _____

Deposit Amount: \$500 (Due at the time of reservation) Check#: _____

Rental Fee: \$400 (Due at the time of reservation) Check#: _____

Event Date: _____ Time: _____ to _____ Event Type: _____

Renter will be responsible for any damages to the venue and its contents. Amount is not limited to the Deposit amount. The undersigned renter will pay for all damages. The Bungalow is equipped with a sink, mini fridge and Wi-Fi. All equipment is used at renter and renter guest's own risk. Please be advised we cannot guarantee this equipment will be functional at all times.

Venue Policies

1. The Bungalow will not be available for rental on the following dates: New Year's Eve, Superbowl Sunday, 4th of July, and Halloween.
2. Renter is responsible for the conduct of all guests and must be present during the entire event. Owner assumes no responsibility for the renter's or guest's property or safety.
3. The use of the swimming pool / pool area, workout rooms and surrounding rooms are not included in the rental. Parties are to be contained within the Bungalow and not outdoors.
4. All functions may start as early as 9:00 am Monday through Friday, 10:00 am Saturday, and 12:30 pm on Sunday. All events must end by 11:30 pm (this includes setup, clearing and cleaning). ***Alarms will automatically arm at 12:00 am***
5. All furniture is to not be moved or tampered with. All decorations must be removed.
6. Owner strictly prohibits the following: use of drugs or controlled substances on premises, lewd or immoral conduct, alcohol consumption of anyone under 21 years of age, rowdiness, brawling or fighting, gambling, or excessively loud noise or music.
7. **If The Hudson Courtesy Officers or The Colony Police Department are called for a disturbance at The Bungalow, a fine of \$100 will be assessed, per response.**
8. There is a strict No-Smoking policy.
9. The Bungalow's contents must be intact and free from damage and all trash must be disposed of.
10. Renter is responsible for any maintenance problems that occur while party is being held (example: blown breakers, any spills, stains or damages).
11. All charges will be deducted from the security deposit. Any overages will be billed to the resident and must be paid for within 48 hours of assessment.

***Cancellations must be made at least 2 weeks in advance or you will forfeit your payment.**

***By signing below, you understand and agree to all the terms and conditions set forth in this Rental Agreement.**

Renters Signature _____ Date _____

Representative _____ Date _____