

Or, just read on: A few notes about our Waikiki/Honolulu Corporate Rentals

- Typically, the residential Corporate Rental units are privately owned and managed by firms such as Walt Flood Realty, or by individuals. Some owners will reside in their units for the "Winter Season" for a few months while others may come to Hawaii for a few weeks each year. And, there are some owners who never occupy their units.
- Should any of the Corporate Rental units managed by Walt Flood Realty be sold or become unavailable during the reservation period, we will make every reasonable effort to book or locate comparable accommodations. If there are none available, the customer will be offered an "upgraded" or "downgraded" unit with the option to accept or decline.
- If the replacement Corporate Rental is unacceptable or if we are unsuccessful, the customer will receive a refund of all prepayments (rent, security/damage deposit, cleaning fee) made. All parties will then be released from any further liability or obligation.
- The Corporate Rental units we manage can be part of a hotel/resort project (i.e. Island Colony, Waikiki Banyan, etc.) or in an exclusively residential condominium building (i.e. Aloha Towers, Watermark, Lanikea, etc).
- The units are fully furnished. Furnishings, furniture and decor range anywhere from "deluxe" to "superior". But, it's important to note that there may be units in the same complex which are different from other units. Oftentimes, the rate can be based on other qualities, for example "view", "nearness to the beach", "location" in Waikiki, etc.

A **big** difference between Waikiki hotel/resort units/rooms and residential Corporate Rental units is that the hotel units will have daily maid service, a front desk, bellboys, a Concierge, and a maintenance crew that can take care of anything on a moment's notice. If your needs require or demand these types of services, you might want to consider reserving a hotel room/suite instead of a privately owned Corporate Rental unit.

To confirm a reservation, a security deposit is required to firmly hold the Corporate Rental unit for the dates requested. The reservation and/or security deposit may be made by a credit card, check, bank transfer, and/or traveler's checks. If payment is being made by check, it must be received within seven (7) days from the booking of the reservation. The deposit may be used to cover administrative costs in case of a cancellation.

The security deposit is refundable and the amount will be determined after a satisfactory check-out inspection. The deposit will be used for items such as lost security/room keys, lost/damaged parking garage door openers (Genie), missing or damaged inventory, long distance phone calls, and other damages to the Corporate Rental unit. If the deposit is not adequate to cover any or all of the above, the tenant is liable and financially responsible to reimburse the managing firm and/or the owner of the unit.

- ***Full prepayment**** of the rent, charges, and appropriate taxes is due 60/90 days prior to check-in, or upon check-in if the booking was made from 1-30 days before occupancy. There are no adjustments for late arrivals (hours, or days, or weeks), or early departures (hours, or days, or weeks). In addition to the rent and taxes, a ***one-time cleaning fee*** is also required and charged.

****Payment can be made by check, money order, or bank to bank transfer of monies (call). Plus, we can accept credit card payments in advance, with a service/handling charge.***

• There is a minimum 10% or \$45.00 (whichever is more) processing/service fee for any charges due or assessed during the occupancy. This includes any rent payments due for an extension or any charges to the security deposit.

• **Walt Flood Realty (Corporate Rentals) cancellation policy is:**

"High Season" (Dec 15th to April 14th, and June 15th to Labor Day)

- 1) 90 days + prior to occupancy: \$100.00
- 2) 45 days + prior to occupancy: \$200.00
- 3) Anytime during the 45 days prior to occupancy: Forfeiture of deposit and the prepayment of the rent.*
- 4) Anytime after occupancy, and/or prior to the end of the rental period: Possible forfeiture of the prepayment of the rent.*

"Off - Season" (April 15th to June 14th, and September (Labor Day) to December 14th)

- 1) 60 days + prior to occupancy: \$ 100.00
- 2) 30 days + prior to occupancy: \$ 200.00
- 3) Anytime during the 30 days prior to occupancy: Forfeiture of deposit and the prepayment of the rent.*
- 4) Anytime after occupancy, and/or prior to the end of the rental period: Possible forfeiture of the prepayment of the rent.*

*The Rental Agent will make every effort to re-rent the Corporate Rental during the time that it was "booked", but there are no guarantees. The customer could lose 100% of their deposit and prepayment, or 40%-60% of the total, or could have a refund of up to 80%-90%. In the event the Corporate rental is re-rented at a higher rate, the original customer doesn't share or participate in the difference. At the MINIMUM, there is a \$200.00 fee paid to the Rental Agent.

All of our Corporate Rental units are non-smoking units. Any smoke or burn damages found in the units will be at the tenant's financial responsibility to cover the cost of replacement, repairs or additional cleaning. For example: Shampooing the carpets, dry cleaning the drapes/curtains, dry cleaning the bedspreads, re-finishing the table tops/counters (for burns), etc. The additional charges could run upwards of \$200.00 - \$600.00, or more. If you or your guests smoke, we would encourage you and anyone else to smoke on the lanai, and not inside the unit.

If you would like to contact Corporate Rentals to inquire about "availability", click on this link: [Contact US](#) and we will get in touch with you ASAP.

If you have any questions, or would like to make a reservation, please call: 1-808-922-1659.

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