

RENTAL AGREEMENT BETWEEN GUEST AND PROPERTY OWNER

This Rental Agreement constitutes a binding Agreement between the _____ **Guest,** _____ and the _____
Property Owner, Mrs. Aida Salazar- Rebull, to rent the premises known as Pirates Road Vacation Home located in 375 Pirates Road Little Torch Key, Fl. The rental period will commence on _____ and end on _____.

Guest understands and agrees:

RESERVATIONS: A \$500.00 to \$750.00 security/damage deposit is required to hold all reservations and must be received within three (3) days of making a reservation. If the deposit is not received the reservation will be canceled. Deposits may be paid with personal checks if received twenty (20) days prior to arrival. The rent and any other charges are due and payable IN FULL fifteen (15) days prior to check-in. Payments MUST be made in the form of cash, cashiers/travelers checks, wire transfer, Credit Card or money order.

RENTAL RATE: \$ _____ for the main house per night or \$ _____ for the entire house (upstairs and downstairs) per night with a 3 night minimum stay. The weekly rate is \$ _____ for the main house and \$ _____ for the entire house (upstairs and downstairs).

CANCELLATION POLICY: Notice of cancellation MUST be submitted in writing. Notice given over the telephone will not be considered valid and will NOT be accepted. Written notification received 45 days prior to occupancy: Full Refund. NO REFUNDS on any cancellation made 44 days or less prior to occupancy. If owner is able to successfully book another tenant into your canceled property/time slot, then a full refund will be issued minus a processing fee of \$250.00.

OCCUPANCY: The Guest agrees to peaceably and quietly use and occupy their rental property and agrees not to commit waste and not make any unlawful or offensive use of the rental property during occupancy. Occupancy may not exceed eight persons. Any occupancy over the amount indicated will result in immediate eviction and FORFEITURE OF ALL RENT; No overnight visitors will be permitted without the primary Guest present at the property. HOUSE PARTIES ARE STRICTLY PROHIBITED.

PETS: NO PETS ARE ALLOWED. PETS FOUND IN OUR PROPERTY will result in IMMEDIATE EVICTION and a \$500.00 pet fee and FORFIETURE OF ALL RENT MONIES;

CHECK-IN TIME: Anytime after 3:00 p.m. daily. Keys will be left inside the home on the kitchen counter, with our housekeeper or as previously arranged. A fee of \$150.00 will be charged for keys that are not returned or lost.

CHECKOUT TIME: 11:00 a.m. Our housekeeper will be at your door to prepare the property for the next arrival. Failure to meet the scheduled checkout time will result in a late checkout charge or an additional pro-rated charge for tenancy.

MINIMUM STAY: This property requires a minimum three (3) night stay. If rental is taken for less than three (3) days, the guest may still be charged for the minimum three (3) night rate.

DEPARTURE CLEANING FEE: A departure-cleaning fee is required on all rentals. The standard departure-cleaning fee is \$150.00. If the home is left extremely dirty, including furniture cleaning necessary due to guest carelessness, their will be an additional cleaning charge which will be deducted from the Deposit. Guests are required to leave all pots, pans, utensils, dishware, glasses and cutlery clean. Pots & pans can be left clean on the kitchen counter. Utensils, glasses, dishware, etc. can be left clean in the dishwasher. The departure cleaning fee does not cover the costs of dirty cookware.

UTILITIES: Rentals less than 28 days do not incur costs for utility usage. Rentals of 28 days or more will be charged for utilities. The Guest will pay utility cost by deducting the charges from the Security Deposit.

TELEPHONE: No telephone is provided with the home. Cell phones work on property.

SUPPLIES: Our vacation home is equipped with color television, linens, pillows, towels, pots, pans, dinnerware, glassware and flatware. Detergents and most toiletry items are normally not furnished unless prior arrangements have been made.

DAMAGE: Guest shall be responsible for the costs of any and all damages determined to have been caused by Guest, or during Guest's occupancy. Guest's responsibility shall not be limited to the amount of the security/damage deposit in the event that costs exceed said deposit. To avoid any claims against your deposit or additional charges we ask that you treat our property as you would treat your own home.

NO SMOKING: Our home is NON-SMOKING. PLEASE DO NOT SMOKE INSIDE OUR HOME. If you smoke inside the unit, you will be charged \$1,000.00 for ionization and extra cleaning.

REPAIRS: We are not responsible for any mechanical failures at the rental property including the breakdown of any appliance or air conditioner units. There will be no refunds for any mechanical, appliance or air conditioning failure. In the event of any problem during your stay please notify us immediately. We will make every effort to have necessary repairs made as soon as possible.

BOATS AND DOCKAGE: Prior notice of boat dockage must be arranged prior to arrival, a fee \$250.00 for use of the dock. Boats larger than 32 feet are not permitted.

RETURN OF SECURITY DEPOSITS: You can expect to receive your security deposit within fifteen (15) days after you departure. If you rent for 28 days or more we reserve the right to hold deposits for up to sixty (45) days to determine and pay utilities at the rental property. **Deposits will be returned by company or personal check.**

EARLY DEPARTURE: THERE WILL BE NO REFUNDS on any early departures. NO EXCEPTIONS.

MANDATORY EVACUATION: In the event that there is a mandatory evacuation due to circumstances beyond our control, return of unused rental funds is at the discretion of the property owner.

BY RENTING THIS HOME YOU AGREE TO CARE FOR AND TREAT THIS HOME LIKE IT IS YOUR OWN. THANK YOU AND HAVE A GREAT STAY!

ACCEPTANCE: By signing this Rental Agreement the Guest declares they have read, understand and agree to abide by the Agreement and the Terms and conditions as outlined above.

GUEST SIGNATURE:

SIGNATURE DATE

Guest Name: _____

Guest Address: _____

Contact Info: _____