

RENTAL AGREEMENT - Read

This agreement is entered into this ____ day of _____ 200_ between Vacation Rental Owner Management (VROM) at 17 Dolphin Pl, Freeport, FL 32439, agent of Owner and Renter _____ for the above listed Condominium.

1. RESERVATION DATE:

Lease begins at 3pm (Central Time) _____ 200_ and ends at 10 am (Central Time) on _____ 200_ . Rental rate for the _____ period including 11% Florida tax and one time cleaning fee of \$__.00 is \$ _____ (USD). (Please note that this does not include a \$250 refundable damage deposit.) While every effort will be made to have the unit available for check in at 3pm, during high season cleaning crew may require additional cleaning time and check in may be delayed up to 5 pm.

2. DEPOSIT: Deposit of \$250.00 (USD) is due with acceptance of rental agreement. Payment of deposit shall be deemed as acceptance of this rental agreement. If renter does not respond with any changes within 48 hours of receiving this rental agreement it will be deemed acceptance of this rental agreement. Payment may be made by traveler's checks, bank money order, or certified check or major credit card via PayPal. Personal checks will be accepted upon approval; if funds are not credited within seven days booking will be cancelled.

3. BALANCE: Balance is due 30 days prior to arrival date. Balance includes a \$__.00 one time cleaning fee, 11% Florida tax and \$250.00 refundable damage deposit. This amount is \$_____ (US dollars) and is due on _____, 200_. Payment may be made by traveler's checks, bank money order, or certified check or major credit card via PayPal. Personal checks will be accepted upon approval; if funds are not credited within seven days booking will be cancelled; if this happens, deposits will be refunded less a \$100.00 administrative fee. Damage deposit will be refunded within 7 -10 days of checkout pending inspection by cleaning firm.

4. CANCELLATION POLICY: In the event that you must cancel your reservation please be aware that cancellations must occur at least 30 days prior to arrival date. If cancellation occurs 30 days or more prior to arrival date all monies will be refunded with the exception of a \$100.00 administrative fee. **GUESTS THAT DO NOT CANCEL WITHIN THE 30-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT.** There will be no refund for early departure unless authorities request mandatory hurricane evacuation.

5. HAZARDOUS PRACTICES: No barbeque grills of any kind are permitted on balconies or in the unit. No open flames ie. Candle burning is permitted on balconies or in the unit. Do not dismantle smoke detectors as they are there for your protection. Use the overhead stove fan when cooking to avoid accidental activation of smoke detector alarm.

6. ABSOLUTELY NO PETS are allowed. If evidence of a pet(s) is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit.

7. FAMILY RENTAL ONLY: Reservations made for teenagers or young single groups will not be honored without any accompanying adult staying in the unit at ALL times. We require at least one member of the party to be 25 (twenty-five) years of age! Any violators will be evicted according to Florida Statute 508.141 with forfeiture of all monies.

FALSIFIED RESERVATION: any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage deposit, and/or balance of rental payment.

8. NO DAILY MAID SERVICE. Linens and towels are included and not to be taken from the unit. Beach towels are provided and may be taken from the unit for use while guests. An initial setup of trash liners, bathroom paper, and soap is provided. Welcome basket includes initial setup of coffee, tea, and soap detergent for dishwasher. There is a \$__.00 one time cleaning fee. Additional cleaning fees will be due in the event that cleaning involves the removal of excessive sand.

9. UTILITIES. No compensation will be given for temporary outage of electricity, gas, water, cable, or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible. Please note that you may want to bring a calling card for placing long distance phone calls, as these are restricted.

10. Renter agrees that owner and owners agent (VROM) are not responsible for any liability, in the aggregate, of the Renter and anyone claiming by or through the Renter, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees, medical costs, and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Rental of this condo or from any cause or causes. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

11. KEYS. A key is located inside the lock box attached to the condo front door for all keyed units. The code for the lock box will be given out one week before arrival by phone or email. Extra keys will be on the kitchen counter when checking-in. **ALWAYS LEAVE THIS KEY INSIDE THE LOCKED LOCK BOX SO YOU WILL HAVE AN EMERGENCY KEY IN THE EVENT OF A LOCK OUT.**

12. NONSMOKING UNIT. Smoking is strictly prohibited. Your damage deposit will be forfeited and you will incur and additional charge for carpet cleaning and deodorizing if any evidence of smoking is found.



Signature of Owner/Manager