

# Rental Agreement

The Guest has booked with the Homeowner. The Homeowner employs independent contractors to look after the property. The Homeowner will be the Guests point of contact if any issues are to arise during the Guests stay.

Bookings - Payment of the reservation confirms acceptance of the Rental Agreement set out and shall be binding on the persons listed on the booking form intending to occupy the premises (or any subsequent amendments to this list).

You must be over the age of 25 to place a reservation.

No smoking allowed - For the comfort of guests and by Florida Law, there is a non- smoking policy in place in the home, however, smoking is permitted on the patio area. Please use ashtrays, as provided. If smoking has taken place within the home, you will lose your Refundable Damage Deposit.

To ensure comfort, security and peace of mind, the home is registered with the State authorities and in full compliance with all relevant legislation.

Rental Period - The home is available from 4pm, local time, on the day of arrival. Departure must be by 10am on the morning of departure. Guests may arrange to arrive earlier or stay later if the home is available. This must be booked with the Homeowner in advance.

Payment – A first payment of 25% of the booking is required at the time of your initial reservation.

Upon receipt of this payment you will be sent a confirmation of the booking. The rest of the payment of the balance is due no later than 60 days prior to your arrival date. Upon receipt you will receive full details of the home, along with directions and key codes within 72 hrs of your departure date. Failure to make the final payment by the due date (60 days prior to arrival) may result in the loss of the booking and deposit. The Homeowner recommends that all guests ensure they have appropriate holiday, medical, injury and cancellation insurance cover prior to travel.

Property Protection Plan - YOU ARE SOLELY RESPONSIBLE FOR ANY THEFT, DAMAGE OR BREAKAGES THAT MAY BE CAUSED TO THE PROPERTY OR ITS INVENTORY DURING YOUR STAY.

Refundable Damage Deposit – A \$300 refundable damage deposit is required which is included in the final payment. This will be refunded to the guests within 7 days after departure when no damage is reported.

The home is checked prior to your arrival and after your departure and any faults are reported to the Homeowner. The Homeowner reserves the right to retain Refundable Damage Deposit either in part or in full to cover damage, theft, breakages or non- return of the keys. This may also include additional cleaning costs for spills, stains,

etc. Receipts for repairs/replacements will be provided in the unlikely event that such retention of the Refundable Damage Deposit is required.

Florida has a sub-tropical climate and care must be taken with food that is left uncovered. Uncovered food can attract insects very quickly. Any added costs for pest control services incurred for lack of care may be passed to the Guest.

Cancellation by Guests – In the event of your party needing to cancel, the following conditions will apply:

100% refund to the Guest if cancelled 60 days before arrival. 50% refund to the Guest if cancelled 30 days before arrival.

Cancellation by the Home Owner - In the unlikely event that personal circumstances necessitate cancellation of the booking, the Homeowner will refund any monies paid (without interest, compensation or consequential loss of any kind).

Force Majeure: The Homeowners accept no responsibility or liability for any loss or damage or alterations to the terms of this booking caused by events beyond their control including, but not restricted to, hurricanes, war, civil commotion, flight delays or cancellations, technical difficulties with transportation, alteration or cancellation of schedules by carriers, adverse weather conditions, fire, flood, industrial dispute or any other event beyond their control. We recommend that all guests ensure they have appropriate holiday, medical, injury and cancellation insurance cover prior to travel.

Safety & Security - Due to state fire regulations, under no circumstances may more than the maximum number of persons identified on the booking form occupy the home.

The swimming pool is used entirely at the guests own risk. No diving is allowed, and children must be supervised at all times. Glass is not permitted in the pool area at any time. Please use the plastic ware provided.

Guests are not to alter the valves that regulate the swimming pool. If changers are made this can render the swimming pool unusable. The pool system is also remote controlled, and the controller is not to be unplugged, tampered or removed this also includes the pool heater as this can result in the pool being unusable. the Guests Refundable Damage Deposit will be used to cover the additional cleaning fee if it is led to believe the Guest is at fault. The Guest is to notify the Homeowner if any issues arise regarding the swimming pool.

The guest is responsible for locking all windows and doors with the locks available at the property before leaving at any time during their stay.

There is an alarm system installed at the property, the alarm is monitored, and Guests will receive a code to disarm the alarm during their stay. Guests are not to tamper with the alarm or any sensors as this will result in a loss of the Refundable Damage Deposit if repairs have to be carried out. Guests are free to use the alarm if they wish to do so or it can be left in the disarmed state until their departure.

There are external cameras installed on the property and are used to prevent vandalism, theft and to protect the property.

Complaints - in the event of a problem arising during your stay in the home, Guests should contact the Homeowner immediately and they will seek to resolve the matter within a reasonable period of time. If the problem has not been reported to them within 24 hours of the problem arising, we cannot accept responsibility.

Disclaimer LIABILITY The property is privately owned, and the Homeowner will not accept any responsibility whatsoever for personal injury, accidents, loss or damage to persons or personal effects, however caused.

The Homeowner and their contractors reserve the right of entry at any time. This includes authorized workers such as maintenance crew, gardeners, pest control contractors, etc. All information supplied is deemed to be correct, to the best of the Homeowners knowledge.

Pets are Prohibited - YOU ACKNOWLEDGE THAT NO PETS ARE ALLOWED IN OR ON THE PREMISES. THE UNAUTHORIZED OCCUPANCY OF PETS WHERE PROHIBITED WILL RESULT IN IMMEDIATE EVICTION AND LOSS OF ALL RENTS AND THE REFUNDABLE DAMAGE DEPOSIT!