

RENTAL AGREEMENT for

2026 Gray Court, N. Ft. Myers, Florida 33903

1. **CHECK-IN TIME** IS AFTER 2 P.M. EST _____ and, **CHECK-OUT** is 12 P. M. EST _____.

2. This is a **NON SMOKING** unit.

3. **Pets** are permitted in house under certain conditions – see attached if applicable. Each pet up to a maximum of two (2) dogs requires a \$150/\$200 depending on the size of the dog. It is a non-refundable fee. If there is 2 dogs a second fee of \$50 to \$75 fee applies. No cats without written permission of the owner. If the non – refundable fee is not paid for EACH animal **prior** to arrival I will keep your deposit. I am sorry, but I have had people not tell me about the number or size of the dogs and it takes extra cleaning and wear and tear, which costs more money.

4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult, guardian or parent. If they have letters for reference we may waive this policy.

5. **DAMAGE/RESERVATION DEPOSIT**- A damage/reservation deposit of \$300 is required. This must be received within seven (7 to 10) days of booking the reservation. The deposit is to be mailed by check or money order directly to my address. I will also accept the deposit via Paypal. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable upon departure, provided the following provisions are met.

- a. No damage is done to unit or its contents, beyond normal wear and tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in trash can outside, and soiled dishes are placed in the dishwasher and cleaned. No food is to be left in the sink.
- d. The garage door opener is left on the table and house is left locked with the key put back in the lock box.
- e. All charges accrued during the stay are paid prior to departure. This includes any movie rentals or fines.
- f. No linens are lost or damaged. Any wet towels, etc are washed and not just left in the washer.
- g. Fishing gear and beach gear are returned un-damaged or if damaged please replace so the next people have something to use. If these things are discovered damaged part of the deposit will be kept (unless they are replaced).
- h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the property manager employed by the owner.
- i. Do not change any of the cable boxes or cables. If there are any problems with the cable or internet, please contact my property manager or myself.
- j. If you change the temperature on the a/c or furnace, please do not drop it below 73 or 74 on a/c, please turn it up to 78 when you leave. For the furnace please don't turn it up over 74. If it's left on anything below 73, \$75 of the deposit will be forfeited.
- k. If pets are found on the premises with out the pet fee being paid the damage deposit will be kept.

1. **PAYMENT** – to be made through VRBO or Paypal per the agreement. Except for the damage deposit. The damage deposit will be sent to me via check or certified check or Paypal within 7 to 10 days.

2. **CANCELLATIONS** - 100% refund for cancellations more than 60 days before check-in date. Cancellations or changes that result in a shortened stay, that are made while staying at the house, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

3. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to 10 persons. An additional charge of \$50.00 per person per stay for guests over 8 will be assessed. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

4. Longer **minimum stays** may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

5. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup and final cleaning after departure.

6. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We have beach towels for your use. Please be sure to return them for other guests. A washer and dryer is available for your use. If you rent the house for a month or longer we will have a 2 week inspection and the property manager can determine if a cleaning is required during the stay. If he finds that it is, you will be required to pay them directly or pay me \$100 fee. If there is no 2 week cleaning and after check out there extra cleaning is required then I will keep part of the deposit to cover the extra cleaning fee.

9. **RATE CHANGES** - Rates subject to change without notice.

10. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and/or the party will not be permitted to check-in. This includes not telling us and paying the fee for animals ahead of time.

11. **WRITTEN EXCEPTIONS** - Any exceptions to the above-mentioned policies must be approved in writing in advance.

12. **HURRICANE OR STORM POLICY** - No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

By Signing Below, I agree to all terms and conditions of this agreement

Print name: _____

Signature: _____

Date_____

Contact No: ()

Mailing Address:

Phone Number:

Email Address:

Please send a copy of your driver's license to the adult signing this agreement.

Please provide the names of all persons that will be in the house. Names of ALL persons that will be in the house including children is for emergency purposes only. NO info will be shared with anyone other than emergency personnel, legal persons, or my property manager.

Emergency Contact info:
