

January 23, 2022 – March 1, 2022 Unit 804

Dear Guests,

Thank you for choosing our condo for your vacation. We hope you are ready for a fun stay at the Ocean Villa! We really want you to feel at home in our condo, and we hope you'll be pleased with the accommodations and return to create great memories here with your family.

DURING MONTHS OF MARCH AND APRIL AT LEAST ONE OF GUESTS OCUPANTS AT THE UNIT DURING THE TERM OF YOUR STAY SHALL BE 25 YEARS OLD OR OLDER.

CANCELLATION, BAD WEATHER, HURRICANE, UNRORSEEN EVENTS, OR STORM POLICY (PLEASE READ CAREFUL)

NO UNFORSEEN EVENTS WEATHER RELATED REFUNDS (INCLUDING BUT NOT LIMITED TO PANDEMICS, VIRUS, BACTERIA, NATIONAL DISASTERS, TROPICAL STORMS, HURRICANES AND ANY OTHER ACTS OF GOD, OR HEALTH RELATED AND JOB DEMAND CANCELLATIONS REFUNDS WILL BE GIVEN, WE STRONGLY ENCOURAGE YOU TO PURCHASE AN APPROPRIATE TRIP PROTECTION/CANCELLATION COVERAGE FROM INSURANCE PROVIDER OF YOUR CHOICE. WE DO NOT PROVIDE REFUNDS FOR ANY OF SUCH CANCELLATIONS AND DO NOT INSURE YOUR TRIP, YOU HAVE TO RELY ON YOUR OWN TRIP PROTECTION/CANCELLATION INSURANCE. *(you can obtain a quote and insurance at <https://www.insuremytrip.com>)*

Rental Agreement

**Ocean Villa Condominium 10625 Front Beach Rd., Panama City Beach, FL 32407
Ocean front, 2 bedroom / 2 bathroom condo. (2 adults 4 children)**

Check in time at 5 p.m. CST

Check out time at 9 a.m. CST

IF PAID BY A CHECK please make your checks payable to Ella Lemesheva, and mail at 3286 Wendwood Drive, Marietta GA 30062.

Rental Fee IS PAYABLE UPON RESERVATION.

NO PETS/NO SMOKING

We really do mean “no smoking.” **If any trace of smoking is detected in the unit or on the balcony then the full amount of damage deposit is forfeit (with an additional potential charge of \$500 for deep cleaning) – no questions asked** **PARKING PASSESS MUST BE COMPLETED NO SPACES LEFT, AND DISPLAYED IN THE FRONT VEHICLE WINDOW AT ALL THE TIME, ALL VEHICLES WITH NO PARKING PASS WILL BE TOWED AWAY AT ANY TIME. LOST PARKING PASS**

CAN BE REPLACED AT AN ADDITIONAL CHARGE OF \$25.00. IF NO SECURITY DEPOSIT IS CHARGED, WE ARE ASKING YOU TO TREAT OUR UNIT WITH RESPECT AND APPRECIATE NO SMOKING IN THE UNIT AND ON THE BALCONY.

We do not allow pets of any kind at the unit. Please be respectful to the other guests, who might be allergic.

CANCELLATION, NO- SHOW and CHANGES

- **No refunds** will be made. Any prepaid amounts are not refundable if reservation is cancelled by you. If you are unable to come on the dates of your stay and cancel reservation, no refund will be issued to you, we may modify the dates of your stay subject to availability and effective rates (not to exceed 2 month from your check in time),
- **.RENTAL FEE FOR NO SHOWS ON THE DATE OF YOUR CHECK IN FOR ANY REASON FOR RESERVATIONS ARE 100% NON REFUNDABLE:** If you notify us that you are not able to check in on your check in day due to your illness or death in immediate family, we may but not obligated to hold your reservation for 24 hours during pick season (March-August; School Breaks and National Holiday weekends); 5 days during off season periods (subject 350.00 reservation hold charge) If you do not check in within such dates above your reservation your reservation will be cancelled for No-Show with no refund.
- If your reservation is cancelled by us for any reason **OTHER** than No Show, events beyond our control, including but not limited to executive orders, official evacuation in Panama City Beach due to natural weather disasters, tropical storms and/or hurricanes, Acts of God; COVID-19, pandemics, government executive orders or your violation of this agreement - then your reservation deposit is fully refundable.

NO RESERVATION IS FINAL UNTILL PAID in full when due prior to your arrival (Please advise owner if any of your payments will be late, to arrange different payment schedule)

CHECK IN/ARRIVAL

You may be required to check in upon arrival. Please have your valid photo ID ready.

We will leave in the unit for your vehicles a PARKIGN PASS (PLEASE COMPLETE THE PARKING PASS NO SPACES LAEFT AND DISPLAY IT ON YOUR FRONT VINDOW, PARKING PASS MUST BE DISPLAYED IN YOUR FRONT WINDOW ALL TIME DURING YOUR STAY, YOUR VEHICLE MAY BE TOWED AWAY IF YOU DO NOT HAVE PARKING PASS, PLEASE write the dates of your stay, unit number and tag number on and display on you windshield) we will also leave wristbands which you should wear in the common areas during your stay, if any of rubber wristbands are lost or damaged you must purchase at Unit 303 a replacement at your sole cost and expense and replace the lost or damage wrist band. Wristbands are property of the owner PLEASE LEAVE THE SAME NUMBER OF WRISTBANDS YOU RECEIVE IN THE UNIT UPON YOUR DEPARTURE. EACH WRISTBAND COST IS \$25.00. ONLY 2 VEHICLES

ALLOWED TO PARKED IN OCEAN VILLA PARKING DECKS, VEHICLES IN EXCESS OF 2 MUST BE APRKED AT PUBLIC PARKING LOCATED ACROSS THE STREET AT VEHICLE OWNER EXPENSE.

UNIT LOCK/ACCESS CODE

Our unit is equipped with the keyless entry system. This is the most sophisticated access control system on the short-term rental market today. It allows us to generate the access codes remotely based on the desired date/time intervals. It means that the access code we provide you is only going to be valid during your stay. It should give you the peace of mind, knowing that the previous renters no longer have access to the unit after their rent is over.

It is very convenient system – no worries of losing the key in the sand on the beach, or sharing 2 keys among 6 people. Virtually, everybody in your party has a key now! We will generate and provide you the access code in a week before your scheduled arrival.

In case if you want to stay in the unit longer then it was originally planned, you should contact us and request your access code to be adjusted.

SUPPLIES

We supply you with an initial supply of soap, dish wash detergent, trash bags, and the toilet paper. Please do not remove additional items from the storage to restock the unit after your initial supply has run out.

AIR CONDITION / HEATER

Condo has an electric heater combined with an air conditioning system. If you need to use either one of them, please keep the sliding balcony doors closed to help maintaining the air temperature at the comfortable level. It also helps to keep humidity low.

DAMAGE

Our wonderful housekeeper, checks the house carefully after every rental. If any damage occurs, please notify us immediately, so she will not have to and so we can get in and correct problems before our next guests arrive. While you are renting the condo, you are responsible for all the damage to the unit and for any lost or misplaced items. If you see any pre-existing damage at the time of check-in – please report it immediately.

PARKING

The parking garage is located under the building. Feel free to park at any unassigned spot. The parking pass cost is \$25 each for the entire stay. Lost Parking Passes shall be replaced at HOA office in Unit 303 at 25.00 or at the price effective on the period of your stay. **ONLY TWO (2) VEHICLES ALLOWED TO PARK AT OCEAN VILLA PARKING DECKS, VEHICLES IN EXCESS OF TWO (2) SHALL BE PARKED AT THE PUBLIC PARKING ACROSS THE STREET, AT VEHICLE OWNER EXPENSE.**

LUGGAGE CARTS

For your convenience, all Luggage Carts are located, on the each floor of the parking garage. Please help us insure that everyone is able to use these carts by returning them to

the location you took them from when finish Checking In or Out. PLEASE DO NOT TAKE LUGGAGE CARTS INTO THE UNIT.

DVDs

Please enjoy the DVD collection we have at our unit, just put them back in the same condition as you found them when you are done. Please check the movie rating on the box to make sure it is appropriate for everybody in your party.

UPON DEPARTURE: Please make sure that all DVDs are back in their boxes. Please check all the DVD players in the unit, your own portable DVD players, your laptop computers, DVD entertainment system in your car to make sure you did not forget any of our DVDs in there unintentionally. Or, **if you would like to keep one, you may do so at \$25 price per piece.**

HAZARDS

We ask you not to use any type of grills, open fire, and fireworks on the balcony, and (if we need to say it) inside the unit. No lit candles, please.

OWNER ACCESS

There may be times when we (or service people we or Homeowners Association contracts with) will need access to the property. We will try to give you an advance notice if possible.

HOT COOKTOP

The stovetop is electric and will stay hot to the touch after use, until it has time to cool down.

LINENS, ETC.

Linens are provided with the rental. Please plan to bring your own beach towels for use on the beach, at the pool, gym, or sauna. Please do not take any towels, blankets, pillows, etc. outside of the unit. **WE ASK YOU NOT TO INVITE RESIDENTS/TENANTS OF OTHER BUILDINGS WITH YOU AT THE POOL, PLEASE HAVE MORE THAN 8 PEOPLE IN THE POOL AREA. NUMBER OF PEOPLE AT THE POOL AREA ALLOWED NOT TO EXCEED NUMBER GUESTS IN THE UNIT BUT NOT TO EXCEED 8 PER UNIT. DUE TO COVID 19 IMPACT SECURITY WILL ENFOCE THAT RULE.**

CHECK IN TIME IS AFTER 5:00 p.m. CST on the day of your arrival; CHECK OUT TIME IS 9:00 a.m. on the day of your departure We usually have folks checking in the same day as you check out, so it is crucial for us to have access to the condo at 9:00 CST am sharp to start cleaning. **There is a late check-out fee of \$100 per hour for each additional hour after 10am CST.**

DEPARTURE CHECK LIST / CLEANING

Please treat our home with respect and care. No one wants to clean on vacation, but we would greatly appreciate it if you would clean up any spills that occur immediately, so they don't "set in". Please leave the unit in the same relative condition as you found it,

with items stored and in the same condition, as they were when you arrived. While the final cleaning is provided, you are asked to leave our house as you would want your guests to leave your home. Basically:

- Remove ALL your things from the refrigerator;
- Run the dishwasher, do not leave dirty dishes in the sink or on the countertop;
- Strip dirty sheets and pillowcases (comforters, bed skirts and mattress pads can remain on the beds unless soiled);
- Remove all trash. Do not leave any trash in the unit;
- Upon departure, please make sure that the entrance and sliding balcony doors are locked;

In the unlikely event that the house needs extensive cleaning, we may have to withhold a portion of your security deposit to cover the expense of additional cleaning time.

IF WE CHARGE YOU A SECURITY DEPOSIT, YOU HEREBY BY ACCEPTING AND/OR SIGNING THIS AGREEMENT OR REQUESTING AND BOOKING YOUR RESERVATION ARE AGREE AND AUTHORIZE THE USE OF YOUR CREDIT CARD BY OWNER OR HOMEAWA OR TRIPADVISOR AND OTHER BNG COMPANIES AND ANY OF THEIR AFFILIATES TO APPLY, PROCESS AND WITHDRAW FOR THE SECURITY DEPOSIT CHARGE TO COVER OWNERS LOSS OR DAMAGE OR EXTENSIVE CLEANING TO THE UNITING CAUSED BY YOU, YOUR FRIENDS AND MEMBERS OF YOUR PARTY, AND/OR YOUR STAY.

BAD WEATHER, HURRICANE, OR STORM POLICY (PLEASE READ CAREFUL)

NO WEATHER RELATED REFUNDS (INCLUDING BUT NOT LIMITED TO NATIONAL DISASTERS, TROPICAL STORMS, HURRICANES AND ANY OTHER ACTS OF GOD, OR HEALTH RELATED AND JOB DEMAND CANCELLATIONS REFUNDS WILL BE GIVEN, WE STRONGLY ENCOURAGE YOU TO PURCHASE AN APPROPRIATE TRIP PROTECTION/CANCELLATION COVERAGE FROM INSURANCE PROVIDER OF YOUR CHOICE. WE DO NOT PROVIDE REFUNDS FOR ANY OF SUCH CANCELLATIONS AND DO NOT INSURE YOUR TRIP, YOU HAVE TO RELY ON YOUR OWN TRIP PROTECTION/CANCELLATION INSURANCE.

ELECTRICAL OUTLETS USAGE

There are plenty of available electrical outlets throughout the condo. Please note, in the “Yellow” bedroom the night stand and the dresser both have built-in electrical outlets inside the open shelf. The “Blue” bedroom has an extension strip with a few available connectors located on the right side of a dresser and one side of the bed. Feel free to use any available outlets to charge your portable electronic devices. **PLEASE DO NOT DISCONNECT ANY DEVICES (alarm clocks, table lamps, TVs, DVD players, Wi-Fi Router, Cable modem) FROM THE POWER SUPPLY.**

CONTACT INFO:

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You can reach us at (404) 993-4096 or elemesheva@pnf.com. Please do not hesitage to contact us at any time 24/7 if you need anything or have any questions or comments expceialy it is an eemergency which needs our immediate attention.

Sincerely,

X

Ella Lemesheva
owner

Please sign and date below showing that you received a copy of these rules. Also by signing, you release us from any and all liability that may result from the use of the condo. You understand and assume the risks of vacationing on an ocean front property. Please initial each page as well.

RENTAL SHALL BE PAID IN FULL ON OR BEFORE ARRIVAL.

I also understand that if the total rental balance is not received by the due date, then my reservation could be cancelled at owners' discretion at any time (with the total amount of reservation deposit forfeited).

Damage Deposit Credit Card Authorization Form (IF ANY CHARGED)

I understand the above requests and agree to them. My use of the property expires at 10:00 a.m. on the scheduled departure date and I will vacate the premises and remove all of my possessions at or prior to that time unless agreement has been obtained from the owner. Any items left of value remaining, if found will be returned by freight collect or disposed of by discretion of the owner. If I leave early for any reason or do not arrive at all, I will not be entitled to a refund. I have read, understand and agree to abide by these house rules during the time I occupy the property. Should there be any damage to the property or items are missing the cost of the item, or the repair cost shall be assessed and the amount will be deducted from the security deposit and the balance returned. In the event that the amount of the repair/replacement is greater than the security deposit, I agree to reimburse owners for same.

I HEREBY AUTHORIZE MY CREDIT CARD COMPANY TO ACCEPT AND PROCESS THE SECURITY DEPOSIT CHARGE FOR THE DAMAGE TO THE UNIT, EXCESIVE CLEANING RULES VIOLATION CAUSED DIRECTLY OR INDIRECTLY BY MY STAY. (Amount of Security Deposit NOT TO EXCEED \$0.00)

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ACCEPTED AND AGREED TO THE TERMS AND CONDITIONS OF THIS
AGREEMENT AND TO THE RULES SET FORTH BELOW

Customer Signature:

Date: _____

Please provide your contact information below:

Email Address: _____

Phone: _____

Number of guests: **NOT TO EXCEED 8**

OCEAN VILLA RULES AND REGULATIONS:

During Months of March and April at least one of guests occupants at the unit during the term of your stay shall be 25 years old or older.

Quiet Hours: "Quiet Hours" are enforced throughout the condominium property between 11:00 PM to 8:00 AM. All owners and guest shall refrain from any activity that would disturb other residents at all times, but especially during quiet hours. If Association Management determines a guest is violating this rule they will be given one warning for the entire length of their stay. A second instance will lead to Association Management following eviction procedures immediately

WRISTBANDS: Wristbands must be worn on the wrist at all times while on Ocean Villa property. If you are asked to present your wristband and cannot do so, you will be asked to leave, **YOU WILL BE CHARGED \$25.00 FOR EACH LOST OR NOT RETURNED WRIST BAND.**

POOL: The pool rules are posted by the pool gate. Children under the age of 12 must be accompanied at all times by a responsible person at least 16 years of age. For your safety no glass containers are permitted in the pool area. Parents must monitor their children. Pool closes at 11:00 pm each night. If you are in the pool after 11:00 pm you are trespassing.

PARKING: Parking passes must be displayed on rear view mirror or dashboard of your vehicle. Due to space restrictions only unit owners, registered guests and Association employees will be allowed to park on the Resort property. Parking is first come, first-served basis. **ONLY TWO (2) VEHICLES ALLOWED TO PARK AT OCEAN VILLA PARKING DECKS, VEHICLES IN EXCESS OF TWO (2) SHALL BE PARKED AT THE PUBLIC PARKING ACROSS THE STREET, AT VEHICLE OWNER EXPENSE.**

LUGGAGE CARTS: LOCATED ON THE 2ND FLOOR OF THE OCEAN VILLA BUILDING.