

## **Rental Contract**



1. CHECK-IN TIME IS AFTER 4 P.M. AND CHECK-OUT IS 10 A.M.

NO Early Check-in or late check-out (unless otherwise per-arranged).

2. This is a NON SMOKING unit.

3. BOOKINGS - All bookings must be made by a member of the party occupying the property and must be 21 years or over and be authorized to agree the terms and conditions on behalf of all of the persons included on the booking form. A \$250.00 booking deposit is required to secure your selected dates.

4. PROPERTY DAMAGE: Renters will be completely responsible for any and all damage to the home or property caused by Renters, whether accidental or due to Renters negligence. However, Renters understand that the rental requires an accidental damage rental policy (additional \$50) providing up to \$1,500 in accidental damage protection provided Renters notify the Management Company and assist the Management Company in making a claim. Renters understand that Renters are responsible for damage beyond the coverage provided by the accidental damage insurance (listed below). Renters are also responsible for damage that would have been covered by the accidental damage insurance if Guests fail to advise the Owner of the damage and provide the necessary information that would allow the Owner to file a claim against the policy. All damages must be made in writing immediately. Failure to do so will result in the Management Company's inability to file the claim against the insurance company and by signing this contract the Renter is authorizing the Management Company to charge the Renter's credit card for the damage incurred.

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 cans, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started. Property left in a tidy state.

d. All keys are placed in the lock box and property securely locked.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. NO Early check-in or late check-out. If you have not vacated by 10:00am and the cleaner arrives and is turned away, an \$80 fine will be charged.

h. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.

5. PAYMENT –The BALANCE OF RENT is due six (6) weeks before your arrival date.

6. CANCELLATIONS: the event of cancellation the following charges will normally apply: 6-8 weeks prior 40% of rental charge, 4-6 weeks prior 70% of rental charge, up to 4 weeks prior 90% of rental charge. All cancellations must be made in writing. In the unlikely event that circumstances beyond the owners control results in the cancellation of the booking the owner or their agent reserves the right to cancel the booking and be liable only to refund any monies already paid by the client. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. **MAXIMUM OCCUPANCY**- The maximum number of guests in the property is limited to that stated on quote. **THIS PROPERTY REQUIRES A FOUR (4) NIGHT MINIMUM STAY.**

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than seven days, the guest will be charged a cleaning fee.

10. **FACILITIES** -The owners of the property, their servants or agents will endeavor to make available all facilities as advertised, but refunds are not made should any particular appliance or facility breakdown during or prior to the stay. This is with the exception of pool/spa heating when, if paid for in addition to the rental charge should a breakdown occur, the additional charges made will be refunded on a daily basis.

Should there be a problem with the property, or the owner decides to sell the property or change to another property management company, or we receive a long term booking, or if there is an error/double booking, we reserve the right to move you and your party to a different property in the area of a similar standard for the same price, if you are upgraded by us there is no additional charge.

11. **POOL HEAT** - If you would like pool heating, you must make arrangements for it at the time you place your reservation. Pool heating must be ordered for the entire length of your stay or a minimum of 7 nights. Refunds for pool heating are not available once you arrive, regardless of weather conditions.

Many of our pools are heated by electric heat pump. The desired water temperature is set at 82 degrees Fahrenheit. It is important to note that this temperature will not feel "hot" like a spa, nor "warm" like a bathtub. It is only meant to take the chill off the water so you may swim comfortably. When the air temperature drops below 55 degrees Fahrenheit the pump (which sucks in air as part of its operation), although on and operating, may not be able to bring the water fully up to desired temperature. However, the operating costs remain the same and no refunds can be made should the water not reach temperature in this circumstance.

12. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup.

13. **NO DAILY MAID SERVICE** – While linens and bath towels are included in the villa, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the property.

14. **RATE CHANGES** – Rates subject to change without notice.

15. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

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

17. **HURRICANE OR STORM POLICY** –No refunds will be given, we highly recommend you purchase travel insurance.

18. **WEAPONS** - We do not allow weapons on the property. Any guests bringing weapons onto the property will be asked to leave immediately and the police may be called in. No refunds will be given.

19. **NOISE** - Please keep noise levels to a minimum so that all may enjoy their break. No screaming around the pool. All noise to be kept to a minimum after 10pm and before 7am. Police will be called to remove drunk and disorderly or aggressive persons off the property.

20. **TRAVEL INSURANCE** - We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to [www.floridavachomes.rentalguardian.com](http://www.floridavachomes.rentalguardian.com) for details and to purchase.

21. I (we) hereby voluntarily accept all risk of personal injury, death and property damage (including personal property) to myself (ourselves), our family or anyone on the Premises with our permission, which injury or damage results from our use of the Premises. Furthermore, I (we) agree that I (we) will not make a claim against or sue the Owners, Rykay Management, LLC dba Florida Vacation Homes, its owners or employees, family, or related entities, for any bodily injury, death, or property damage. I (we) understand that this is a release of Owner and agents from any and all liability with respect to any claims brought by invitees for any damage or injury.

I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Florida Vacation Homes  
P.O. Box 725  
Intercession City  
FL 33848-0725. USA  
Tel: 407-395-3863  
Email: [floridavacationhomes@live.com](mailto:floridavacationhomes@live.com)  
[www.flvacationhomes.us](http://www.flvacationhomes.us)



**Booking Form**

**Property #:** \_\_\_\_\_

Print and post to: Florida Vacation Homes, P.O. Box 725, Intercession City, FL 33848-0725 USA or email to [floridavacationhomes@live.com](mailto:floridavacationhomes@live.com) or fax to 321-682-5690

When you book your holiday property, you are entering into a legally binding contract with the Owner of your selected holiday property.

HOLIDAY DATES REQUIRED : FROM : .....TO : .....

HOLIDAY RENTAL TARIFF : \$ .....

NAME AND ADDRESS OF PERSON MAKING BOOKING (BLOCK CAPITALS PLEASE)

MR/MRS/MS.....

ADDRESS.....

TOWN.....STATE.....ZIP/POSTCODE.....

TELEPHONE - DAY : ..... NIGHT : ..... CELL.....

EMAIL ADDRESS .....

Party Members:

MR/ MRS / MS	FIRST NAME	LAST NAME	DATE OF BIRTH OF PERSONS UNDER 18YRS

**PLEASE INCLUDE A COPY OF YOUR CURRENT DRIVING LICENSE WITH BOOKING FORM**

PAYMENTS : (Please make all checks payable to "FLORIDA VACATION HOMES")

I HAVE ENCLOSED : CHEQUE ..... REGISTERED CASH.....OTHER.....

I HAVE PAID BY PAYPAL: \$.....CREDIT CARD \$.....

DECLARATION : I have read and accepted the Rental Contract. I am over 18 years of age and agree to be wholly responsible for the balance of rental of the property 6 weeks before occupancy. I agree to leave the property in a clean & tidy condition & be responsible for any & all damages or breakages howsoever caused. In all cases of cancellation, the deposit is non refundable.

SIGNATURE.....DATE.....

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 P.O. Box 725  
 Intercession City  
 FL 33848-0725. USA  
 Tel: 407-395-3863  
 Email: [floridavacationhomes@live.com](mailto:floridavacationhomes@live.com)  
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