

Rental Rules & Contract

5623 Midnight Pass Rd, apt 615, Siesta Key FL 34242

- 1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 10 A.M. EST.**
NO early check-ins or late check-out please.
- 2. This is a NON SMOKING home and the exterior premises.**
- 3. DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$1500 is required. This must be received to book the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met. You will need to fill out an application so the HOA board can approve your stay. In the unlikely event you are not approved, all deposits except for a \$200 processing fee will be returned.
 - A. No damage is done to the home or its contents and all provisions in these rules are followed.**
 - B. All debris, rubbish and discards are placed in refuse containers outside.**
 - C. Please load & start the dishwasher and start one load of towels.**
 - D. No linens are lost or damaged. No scuff marks on walls.**
 - E. All beach gear is returned to its property place.**
 - F. No Early check-in or late check out.**
 - G. No loud parties or complaints from the neighbors.**
- 4. PAYMENT** – An advance payment is required (90) days before arrival. You may pay on-line with Zelle.
- 5. CANCELLATIONS** – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made after 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
- 6. 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.
- 7. MAXIMUM OCCUPANCY**- The maximum number of guests per home is limited to five (5) persons.
- 8. THIS PROPERTY REQUIRES A THREE (14) NIGHT MINIMUM STAY.**

- 9. NO Pets are permitted in the home without advance approval & a non-refundable \$200 pet fee.**
- 10. NO DAILY MAID SERVICE – While linens and bath towels are included in the home, daily maid service is not included in the rental rate however is available at an additional rate.**
- 11. 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.**
- 12. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.**
- 13. PARKING – Parking is limited to 1 vehicle. Please park in our designated spot #14. Please obtain a PARKING PASS FROM THE OFFICE UPON ARRIVAL. Your guest may park by the white fence and will also need a parking pass.**
- 14. STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms.**
- 15. If at any time the owner needs to cancel this reservation due to unforeseen circumstances, they may do so with no recourse to the renter. In this event any monies paid including the deposit will be returned promptly.**
- 16. This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.**
- 17. This is a private residence, you are our guest. So please take care of our lovely home.**

By accepting this agreement and paying the deposit you agree to all terms and conditions of this agreement

Signature: _____ Date _____