

Rental Agreement 2781 Almaton Loop

General Terms:

The signing of the booking form confirms the acceptance of the terms and conditions set forth below and shall be binding on all the persons intending to occupy the property. It is confirmed that all persons have read and understood the terms and conditions posted on the website at the time of this booking. Guests agree to abide by all Windsor Hills Condominium Association Rules. Guest will not assign this agreement or sublet any portion of the premises. Guest signing this agreement must be the occupying party and must be 25 years of age to rent this property.

Rental Period and Occupancy:

The rental period starts at 4pm local time on the day of arrival until 10:00am local time on the day of departure. Unauthorized early arrivals or late departures will result in additional charges. The property may only be occupied by a maximum of 6 persons (children and adults) as per Florida law. The property is booked solely for persons named on the rental agreement and the owner or management company reserves the right to refuse entrance to any parties not so named. Everyone occupying the house, including ages, must be listed on the booking form. There are to be NO animals or pets in property by Guest at any time. There is to be NO SMOKING in the property or on the balcony/lanai by Guest at any time.

Rental Payment:

A \$250/ £150 deposit is required at time of reservation to confirm and hold the reservation. All reservations must be paid in full six (6) weeks prior to the date of arrival or they are subject to cancellation without notice. Reservations for an arrival with a six week window must be paid for in full at time of reservation. If paying by credit card, your credit card will be charged at this time. If payment is not received, your reservation may be cancelled and your deposit may be forfeited. No reservation is confirmed until the booking deposit is paid.

Security Deposit:

A security deposit (\$250/ £150) must be given for all reservations to cover extra accommodation costs or loss or damage to the rental property in excess of normal wear and tear during the period of rental. The property should be left clean and undamaged. If the property is not left in a suitable condition, it may be necessary to charge the security deposit for costs to cover extra cleaning or damage / repairs. Failure to return the key to the lock box when you leave the property at the end of your stay will incur a replacement fee of \$50/ £30. Do not change or attempt to change the code on the lock box.

Cancellation:

All cancellations must be received in writing and confirmed. In the event that a guest cancels a reservation, or the owners or management company have to cancel a reservation due to non-payment of the balance due within the time allowed before arrival, cancellation charges will be made as follows:

- More than 6 weeks prior to the arrival date: cancellation fee equal to 50% of initial deposit.
- Between 4-6 weeks prior to the arrival date: 50% of rental amount.
- Less than 4 weeks before arrival date: 100% of rental amount.

Use of utilities:

Normal usage of gas, water, telephone and electricity is included in the rental price. Cable TV and broadband internet is provided and is included in the rental price. Any international telephone calls (except within USA/ Canada and to UK landlines) made from the condo phone will be charged from this deposit, so will any additional TV/Cable charges incurred (pay per view cable TV movies for instance).

Entry and Inspection

Owner, staff or agents of the owner or management company will have the right to enter the premises during guests stay. Except in an emergency and when guest has checked out, entry may be made only during normal business hours.

Liability Limitations:

The Owners and Management Company of the Property accept no responsibility whatsoever for the death, personal injury, accidents, loss, or damage to persons or personal property and/or personal belongings however caused. The use of all accommodations and all amenities, and all other facilities is entirely at the users own risk. Children must be supervised at all times by responsible adults. The Owners and Management Company cannot accept any liability for any loss of rental time due to travel problems, flight delays, cancellations, terrorist acts, industrial disputes, weather related events including hurricanes, any events outside of our control, including any form of Force Majeure. The owners cannot accept any liability for failure of public supplies / utilities such as water, gas supplies, electricity, phone service, internet service, cable TV service, gas supplies or of air conditioning supplies. Nor do we accept liability for the consequences of the actions or omissions of others that may supply or control main services, or any actions taken in the vicinity of the property by any authority over which there is no control. In the unlikely event of us being negligent and/or in breach of our contract with you, our liability shall be limited to the cost of your booking with us.

Governing Law:

All reservation of the resort accommodations and the use and occupancy of such accommodations shall be governed by the laws of the State of Florida.

I have read, understood and agree to be bound by the terms of this agreement

Signed

Date

Home Address:

Home Phone #

Email

Check in date:

Check out date:

RENTAL AMOUNT: \$ _____ Balance of _____ due _____

Please add 4% to your rental amount for credit card payments to our management company, or when using PayPal

Individuals to occupy property:

1. Full Name:		Age:	
2. Full Name:		Age:	
3. Full Name:		Age:	
4. Full Name:		Age:	
5. Full Name:		Age:	
6. Full Name:		Age:	