**For Reservation:**

Hi,

Thank you for choosing our home for your vacation. We hope that you have a great stay!

The property is located at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Your tentative dates are:

**Check-in date:** \_­­\_/\_\_/\_\_\_\_ after 4:00pm EST (early check-in may be possible)

**Check-out date:** \_\_/\_\_/\_\_\_\_ by 11:00am EST

Rental rate and fees in US Dollars & are as follows:

Base Rate = $\_\_\_\_\_\_\_\_

Cleaning fee: included

Sales Tax 12%: included

Housetrained pets are welcome at additional cleaning fee of $100

Initial non-refundable payment is due at booking

1. A week or more $1000.00
2. 2-6 days $500.00

Final Payment (the remaining balance): $\_\_\_\_\_\_\_\_

The final payment is due a minimum of 30 days before arrival.

All final payments are non-refundable 30 days before arrival without exception.

Please sign and return the attached rental agreement.

Thanks & have a great vacation!

Sincerely,

Carrie Darby

**SHORT TERM RENTAL AGREEMENT**

This Short Term Rental Agreement (the “*Agreement*”) is made between Carrie Darby (“*Homeowner*”) and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The key code to the property: 1970

The property is located at:

201 Peacock Lane (unit B)

Holmes Beach, FL 34217

Yes/ No

\_\_\_\_\_\_ Rented as a 5 bed/ 4 bath with pool and/ lockout option (unit A & B ...whole home)

\_\_X\_\_ Rented as a 3 bed/ 2 bath with pool (unit B)

\_\_\_\_\_\_ Rented as a 2 bed/ 2 bath (unit A)

The property is furnished and includes all major kitchen appliances, washer and dryer, seven flat screen televisions, DVD player, and Wii Gaming System. There are also bath linens, kitchen dishes and utensils for use.

2. Rental Party: The rental party shall consist of 10 or less guests

3. Maximum Occupancy: The maximum number of guests is limited to 10 persons. An additional charge per person per night for guests in addition to 10 will be assessed.

4. Term of the Lease. The lease begins at 4:00 pm (the “*Check-in Date*”) and ends at 11:00 a.m. (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 7 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 7 days, the guest will be charged a higher daily rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else the guest permit on the property to abide by the following rules at all times while at the property.

7. Internet Access: **The WIFI access/security key:** Name: Darby Family, code: 6145998581

8. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

* 1. a. Deposit: A deposit of $500 is due upon booking confirmation.
	2. b. Rental Rate. **Payment in full are due 15 days prior of the check-in**

9. Rental Rate and Fees

The deposit is non-refundable & applied towards rental fees. Unless insured

10. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will only be refunded if we are able to re-rent the week initially reserved for the same rate. We will refund all deposits if the property can be re-rented less any difference on a possible discounted rate.

Refunds will not be provided unless renter has purchased rental insurance.

11. Insurance: We encourage all renters to purchase traveler insurance in case you need to cancel your vacation. Below are some references you may contact to purchase such insurance:

CSA Travel Protection

www.PropertyDamageProtection.com

800-348-9505 From the US

240-330-1529 for International Callers

The parties agree to the terms of this Short-Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner Guest:

***[electronic or manual signature]:***

**Carrie Darby**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name (print) Carrie Darby Name (print): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_2/5/2018\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone # (during stay): Phone # (during stay):

614-599-8581 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email:

**Please feel free to call us for any tips on great places to eat, fish, play or where to park.**

**We know the area well and will make time to give you some good details.**

**If the premise appears dirty or items are damaged/ not working properly upon check-in, please inform homeowner immediately at 614-599-8581**

**Exhibit A**

**RENTAL RULES**

1. Smoking is allowed outside only.

2. THE GOLDEN RULE: Please treat our home with respect and courtesy. Please have fun and enjoy yourselves. Leave our home in the same shape in which you found it.

3. Our beach items, pool toys & coolers in the shed are Ok for you to use.

4. The homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners 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.

5. Keep the property and all furnishings in good order.

6. Only use appliances for their intended uses.

7. PETS are permitted only with prior approval and the ***Pet Addendum*** must be completed.

8. Parking: PARKING – Parking is limited to 3 vehicle(s)….these are the 3.5 spots on the right side of the driveway. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to possible fines/towing fees. These are the sole responsibility of the auto owner.

9. Thermostat: Please keep the thermostat at 72 degrees or higher. You may find 75 degrees or even 77 degrees, more than cool. The A/C may freeze up from overuse in the Florida heat. Please keep all doors and windows closed while the A/C is running. This is especially important to keep both the AC running properly & the home cool. An extra fan is located in the closet with bunk beds, as this bedroom’s ceiling fan was removed for the purpose of safety.

10. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens or bedding be taken from the home.

11. Toiletries: Guests are provided with a starter amount of toilet paper, paper towels and trash bags. The excess that may be needed are the responsibility of the guests.

12. Pool: No children permitted in pool at any time without adult supervision. When using the pool, remember there is a certain health risk associated with this facility. The pool is maintained and cleaned regularly (Tuesday & Friday). Use at your own risk. NO FOOD AND DRINK in pool. NO RUNNING. NO DIVING. NO LIFEGUARD ON DUTY. ULTIMATELY SWIM AT OWN RISK. The pool light’s switch is located inside just behind the front door, while the exterior pool deck lighting switches are located to the right of kitchen entrance & inside the pool shed.

13. Water and Septic: The property is in a flood zone. DO NOT FLUSH anything other than toilet paper down the toilets. No feminine products should be flushed at anytime. If it is found

that feminine products have been flushed and causes clogging, you could be charged damages of up to reasonable costs to repair these items up to $500.00.

14. Storm: No refunds will be given for storms.

15. Upon Checkout: Please sweep the home of any excessive sand and dirt. All used linens are kindly asked to be stripped from the beds and placed at the foot of the bed on the floor. All used towels are to be placed in the bathtub. Please load all the dirty dishes into the dishwasher and run.

**16. Trash & Recycling schedule:**

**Please place trash out on Sunday & Thursday night and recycling on Tuesday night if need be, as all are picked up on the following mornings.**

**Please place necessary bins at the front yard curb.**

Note: if we are home we will typically do this for you.