**OWNER’S RENTAL AGREEMENT**

420 Gulf Blvd, Unit 402, Indian Rocks Beach Florida 33785

We’re happy to share our personal home with you and want to keep it pristine & beautiful for all to enjoy for years to come. While in your care, we kindly ask you to agree to and abide by these additional rules…

I Always GENTLY & SLOWLY open balcony doors.

I Keep the balcony doors closed at all times to control the indoor humidity & protect furniture, rugs, cabinets, etc. from the highly corrosive salty air. Please enjoy the sound of the ocean from the comfortable balcony furniture with the doors shut. Do not open ANY window.

I Humidity level in condo is being monitored 24/7 remotely by owner. Prolonged periods of high humidity will not be allowed.

I NO SMOKING in unit, on balcony, at the pool, or elsewhere on Pier House property. Smokers can use the beach access area on the North side of building. Alert Sue if you encounter violators to this Association rule.

I The tall linen closet doors in the Master bath are for the owner’s belongings and are LOCKED. Do not tamper with the doors.

I Do not cut on counter tops! Cutting boards are located in the pull-out cabinets next to the range.

I Please use extra care to not splatter sauces or grease on the tiled back splash (back of range).

I Shopping carts are available (ground level stairwell) to help with bringing groceries and more to and from the unit. Please leave them outside. Do not bring shopping carts into the unit.

I Please do your very best to remove the sand from shoes, towels, beach bag, coolers, etc. before entering. Do not leave shoes, towels, etc. outside the front door overnight.

I Do not leave balcony furniture cushions outside overnight or during a rain storm.

I Remove the garbage regularly. Do not compact it as the drawer won’t handle the pressure.

I Causing a civil disturbance or any interference to the peaceful enjoyment of other Pier House owners or guests at any time will be, without warning, grounds for **immediate** **eviction** of your entire party by Pinellas County Sheriff authorities and/or the Property Manager without refund of any unused nights.

I INDEMNIFICATION & GOVERNING LAW – Guest and their families, invited guest(s), visitors and all others in the Guest’s party shall at all times indemnify and defend Owner’s, Owner’s entities, agents, affiliates, Owner’s DBA’s & directors, managers, or employees against, and hold harmless from, any and all liabilities, damages, losses, penalties, expenses, injury (including death) resulting from the actions or failure to act by Guest and their families, invited guest(s), visitors, and all others in the Guest’s party including reasonable attorney’s fees necessary to defend any action brought by any party or entity. This indemnification shall survive expiry of the Short Term Rental Agreement for this property with Long Key Vacation Rentals. Any suit or other proceeding to be governed by the applicable law of the State of Florida.

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GUEST PRINTED NAME

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GUEST SIGNATURE DATE

WE SINCERELY THANK YOU FOR BEING OUR GUESTS. PLEASE ENJOY AND COME BACK AGAIN!

*Brimar Vacation Rentals*