

VACATION / EXTENDED STAY RENTAL TERMS AND CONDITIONS

A completed **"Rental Reservation Agreement"** is required within 24-hours to hold your reservation. The Rental Deposit Payment (50% of the total Rental Fee) is due upon receipt and reservations requested on Lease / Rental Agreement. Review and acceptance of the Terms & Conditions which is made part of this rental agreement is required before a confirmation will be issued.

RATES: Rates are quoted on a per day/night, per week or per month basis as noted. Unless specified, check-in time is after 4:00 p.m., and checkout by 9:00 a.m. on the day of departure. Rates quoted are for a specified number of people (4 for 2-bedroom, 6 for 3-bedroom), additional guests are subject to a per person, per day charge of \$25 Each. Charges vary and are subject to change without notice. All properties represented by Pullaro Rentals come fully equipped with linens, dishes / utensils and an initial supply of soap and paper goods. Other amenities vary per property.

CHECK IN AND CHECK OUT TIMES Check-in is at 4:00 pm | Check-out is at 9:00 am.

Unless otherwise arranged, the 9:00am check-out time is crucial for the Sanitize Cleaning perform housekeeping duties. Therefore, please note that unauthorized late check-outs will be subject to a \$250.00 charge in the event the assigned cleaning crew cannot enter the vacation rental premises.

ADDITIONAL CHARGES (NOT included in rate): Rates do **NOT** include cleaning service, car rental, food, liquor, laundry, personal items, excessive cleaning or repairs required upon departure, utilities overages.

RESERVATIONS AND PAYMENTS: Payment of the applicable 50% Rental Deposit amount together with a completed Rental Reservation Agreement must be received before Owner/Rentor signs as confirmation of reservation. No grace period will apply. Final payment, consisting of the remaining balance, must be received by Owner (60) days prior to guest arrival (or immediately if booked thirty (30) days or less in advance of guest arrival). Failure to make final payment timely will be cause for cancellation.

CANCELLATION POLICY: NO REFUNDS for cancellations, early departure or non-arrival

CONDITION OF RENTAL: The property shall be in the same condition upon departure as at check-in. Normal wear and tear excepted. Owner or its agents may enter the property at reasonable times to make repairs or assist Guest. Guest may cook in areas specifically designated for cooking. Guest must immediately notify Owner or agent of fire or other damage to property. Guest shall be liable for all acts of the family, invitees, employees, or other persons invited onto the property. Guest may not sublet or assign this rental agreement. Guest shall be responsible to return all keys and keep gates locked upon departure. Guest shall abide by the House Rules of the Owner as provided on Rental Reservation Agreement. Guests shall not bring any pets onto the property unless permitted per Pet Policy. **Guest will not smoke indoors.** Guest shall not permit any use of hot tub or waterside/dock by unsupervised children or minor invitees, and for safety shall keep dock ramp gate closed. Guest and other invitees shall use Hot Tub or attend Dock at their own risk. Guest understands that there are certain inherent risks to persons and property located on waterside property that can result in loss, drowning or injury on ramp, dock or Hot Tub. Guest acknowledges that the owner would not rent the property unless the Guest accepts the conditions and all conditions upon executed / signed Rental Reservation Agreement.

PET POLICY - Non-Refundable Per Pet Deposit –FEE \$200/Sm Pet \$300/Lg Pet– Max Allowed 2
Please indicate pets/breed/size on Rental Agreement. * **Undisclosed pets will result in a min. \$500 fee each.**

SECURITY DAMAGE PROTECTION: Damage Protection Insurance is required \$100 for 1 month or \$200 1-3 Months Stay. The plan covers unintentional damages to the rental interior and exterior that occur during the stay, provided they are disclosed to management prior to check-out. The policy will pay a maximum benefit of \$3000.00 direct to Owner/Landlord. Interior/Exterior Damages exceeding \$3000.00, or damages caused as a result of an unapproved excessive gathering will be charged to the credit card on file. **Submitted payment for this plan authorizes amount payable to Owner under the terms and conditions of Insurance by – InsureStays / Rental Guardian.**

RECOMMENDED TRAVELER'S INSURANCE: Guest is advised to purchase individual policy to protect against loss of travel expense due to cancellation, personal accident/illness and personal property loss during the rental period, cancellations caused by unforeseen events, such as illness, death, natural disasters, etc., Guest are advised to purchase trip cancellation and Interruption Protection insurance to assure refund of deposits paid and reimbursement of other vacation travel expenses.

NOTE: Damage Insurance does not apply to Guest's losses and Owner/Landlord will not be responsible for any loss or damage during the term of the rental agreement

AUTHORIZED CREDIT CARD in Lieu of SECURITY DEPOSIT: Guest will provide credit card and agree for authorization up to \$1500 of charges to be covered by Credit Card as identified under Authorized Credit Charges dues upon departure - due and owing per rental agreement for loss of items, unpaid rent, and assure payment of additional departure items to be charged per Rental Agreement. Guest/Renter will be provided a written statement explaining any charges for reasons as the following ; to repair or replace anything that is a damaged or missing (not applicable to Damage Insurance); to pay any and all amounts due; to replace all keys; additional cleaning expense, utilities overages set on Rental Agreement, and the things in it, in the condition when Guest moved in.

LIMITATION OF LIABILITY: Under no circumstances shall Owner/Landlord be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract or otherwise in law or equity as a result of rendering of the services or accommodations as described or substituted and including, without restricting the generality of the foregoing as a result of any delay(s), substitution(s), rescheduling(s) or change(s) in the provision of rental services by Owner/Landlord or by reason of military actions, revolution or acts of God, government agencies, or unforeseen circumstances or events. Owner/Landlord will not be liable under any circumstances to refund any unused portion of booked accommodations or services. Owner/Landlord will not be liable for any activities in which guests engage that can result in accident or injury during rental period. Guests may also encounter the following risks: slippery floors and steps, especially when wet from outdoor activity, faulty electrical or plumbing systems, gas BBQ grills, clean/clear sliding glass doors, and dangerous stairs or pathways, Therefore, each guest agrees that he/she is voluntarily participating in any and all activities, risks, and use of the accommodations, and hereby assumes all risk of injury, illness, damage or loss to person and property that might result, including, without limitation, any loss or theft of personal property. By booking this property, Owner/Landlord shall not be liable. Owner/Landlord reserves the right to cancel or rescind any rental agreement if it is found that the Guests are conducting unlawful activities, not abiding by local laws, community, disturbing others neighbors offensively, not leashing pets, or have made any misrepresentations about the nature or size of the group or use of the group or the use of the property or any other misrepresentations or any other way in breach of the rental agreement.

NOTICE OF ABSENCE: You must tell us in advance if you will be absent from the property for 5 days or more. If you do not give us this notice, you will have to pay for any damage that may result from your absence.

HOLDOVER, ABANDONED POSSESSIONS AND SERVICE OF NOTICES: If Guest stays beyond checkout time, without written permission, after the Rental Agreement has ended, Guest will be a holdover tenant and will be liable for twice rent under the Rental Agreement on a prorated daily basis for each day as a holdover tenant. Owner/Landlord is not responsible for items or mail left behind.. If we have to give any eviction notice to you, we can serve it to any occupant. By serving one of you, we have given notice to all of you. If we cannot deliver a notice to you, we may post the notice in a conspicuous place in or on the unit. **Please be aware that the rental fees paid are non-refundable.** We recommend that you consider purchasing Travel Insurance. Please see below for details.

CATASTROPHIC EVENTS & EMERGENCY EVACUATIONS: If a catastrophe (hurricane, tornado, earthquake, flood, fire, or wild fire etc.) or any situation simply beyond our control impairs the vacation rental, Owner/Landlord is not responsible for finding alternate lodging for the renter or for the renter's financial losses related to transportation or alternate lodging. There will be NO REFUNDS OR CREDITS FOR EMERGENCY EVACUATIONS. Traveler's Protection Insurance will secure vacation investment and eliminate financial risk. There will be no refunds of any kind for evacuations.

There will be no refunds or rebates given to Renter as a result of unfortunate circumstances outside of Owner or Agent's control. For example, Owner shall not be liable for unfavorable weather, acts of God, disruption of utility services, malfunction or breakdown of appliances, or other equipment such as TVs, or DVD players.

ADDITIONAL POLICIES:

- Owner shall make repairs as expeditiously as possible after being notified by Renter. Owner and contracted repair professionals, shall have the right to enter said premises during reasonable hours to examine and make such repair(s) as may be deemed necessary for the safety or comfort of Renter. There will be no refund or rebates issued to Renter as a result of the repairs or time required to complete them.
- Should Renter breach any of the terms of this Agreement Renter shall be liable for all costs, damages and expenses incurred including reasonable attorney's fees.
- In the event that any actions or proceedings are initiated by either party with respect to this Vacation Rental Agreement, the parties agree that venue thereof shall be In Pasco County within which the above described property is located within the State of Florida.
- Upon request of the Renter, any personal items left and found in and or/on the premises will be returned C.O.D. at Renter's expense through a mailing service.
- No smoking on the premises per State of Florida Statute 386.203. A violation of this policy will result in a \$250.00 cleaning charge.
- No parties or events allowed without prior approval. Fee may be assessed. Please be sure to keep noise at a reasonable level and is mandatory after 10:00p.m. Any infraction of excesses noise could result in loss / a \$500 fine and/or immediate expulsion from the property.