

Rental Confirmation / Policy: 631 Inlet Drive, Marco Island, FL 34145

Tenant Name:
Number of persons in party:
Check in Date: 00.00.0000
00-Night Stay
Check out Date: 00.00.0000
Rental amount: \$
Taxes 10%: \$
Total Rental Fee: \$
Security Deposit(refundable): \$
Balance Due: \$

Non-applicable if less than 60 days out:

Required Reservation Deposit: (see below for details) -Due: upon booking- \$0,000.00 50%
Balance of Payment: (see below for details) -Due: 00.00.0000 \$0,000.00 50%
+ \$ _____ security deposit

*For your convenience, balance of payment may be paid in full upon reservation, instead of two separate payments!

RESERVATIONS are not considered secure until:

1. Required deposit (50% of total rental fee) has been received
2. Signed rental lease agreement has been received by the owner

Until the above requirements have been fulfilled the home will be available for reservation.

SECURITY/DAMAGE DEPOSIT \$1,500 plus \$200/person on premises over 16 people is required before arrival and will be completely returned to you within 30 days of your departure provided this rental agreement has not been infringed and no extra expenses are incurred such as, but not limited to, excessive electric, excessive water, damage to the premises or furnishings, or excessive cleaning that is needed upon your departure and our inspection of the home. Any damages in excess of the security/damage deposit will be billed and become payable immediately upon receipt of the invoice. Note: The deposit is NOT applied toward rent and is non-taxable.

BALANCE OF PAYMENT: Must be received at least 60 days before arrival date, except for security deposit funds, which must be received and cleared before occupancy.

ACCEPTED FORMS OF PAYMENT are: Paypal and Credit Cards (4% fee applies), Personal checks (If drawn upon a U.S. Bank) are accepted as long as the check is received at least 60 days prior to arrival, Traveler's Check, Direct Deposit, and Cash.

CANCELLATIONS can only be made in writing 60 days prior to arrival. After that time, all payments will be forfeited unless the home is re-booked. There will be a \$100.00 processing fee for all cancellations. This home is currently listed for sale. In the event that the home sells or becomes unavailable the owner reserves the right to cancel this rental agreement without liability. The owner shall notify the renter at least 60 days prior to their arrival date and refund in full any and all payments received by them.

HURRICANES, INCLEMENT WEATHER and any other circumstances beyond the owner's control will not constitute grounds for refund of rents or deposits.

PETS are not allowed. Violation of this constitutes termination of rental agreement and forfeiture of security deposit.

SMOKING is prohibited inside the home.

REPAIRS: In the case that something should break down, call us immediately at 657.200.1893 or (231) 649-8705, and we will work immediately to fix the problem. No refunds due to normal wear and tear or breakdowns.

RIGHT OF ACCESS: We, as the owners reserve the right of entry for the purpose of inspections, repairs etc. during your stay (upon notice). As stated above the home is listed for sale and on rare occasions the home might be shown by the real estate agent. In this event the owner shall give the renters 24 hours notice and shall only require the home to be available for a period of 1 hour.

HOLD HARMLESS AND INDEMNIFY: Owner of home shall not be liable for any damage and/or injury to renters or their personal property. Tenant agrees to indemnify owner for any damages to the home or home grounds, furnishings, equipment and household items, excluding normal wear and tear, which occur during rental. Tenant agrees to hold owner harmless against any claim for damages and/or injury no matter how caused.

MAXIMUM OCCUPANCY of the house at all times is limited to the number of persons indicated on your rental confirmation. For our neighbor's sakes, no late night parties or noise outdoors after 9:00 p.m. allowed.

MAID SERVICE: Thoroughly done before every rental (if anything was missed call the above number(s) under "REPAIRS") No maid service during your rental period—laundry and cleaning equipment/supplies available in the home. Additional services available upon request (at an extra cost).

CHECK-IN TIME: At or after 4:00 p.m. EST. (Cleaning crew may still be working to finish the house cleaning)

CHECK-OUT TIME: By 9:00 a.m. EST.

TENANT'S VIOLATION of this agreement will result in forfeiture of all their rents and security deposits. Tenants will be required to vacate the property immediately following notice of eviction.

ELEVATOR is for adult usage only.

KITCHEN AND DINING ROOM TABLES: Placemats or table cloth (provided) must be used at all times on kitchen and dining room tables. Failure to use these will leave white marks on the tables and will cause irreparable damage.

DUE TO INSURANCE REGULATIONS, NO CANDLES, UNLESS THERE IS A POWER OUTAGE. All candles that are displayed in the home are for decorative purposes only! Emergency candles can be found in drawer of large hutch in dining room.

MASTER BEDROOM: Please keep little fingers from peeling the birch bed. The replacement cost of this bed is enormous.

TOWELS AND LINENS.

Tenant will be charged for any towels and linens that cannot be satisfactorily laundered. Towels and linens are meant to be used for drying purposes and bedding- not for makeup removal, cleaning, spills etc.

BY MY SIGNATURE BELOW I CONFIRM THAT I HAVE READ, UNDERSTAND, AND AGREE TO ALL OF THE POINTS LISTED IN THIS RENTAL POLICY AND ALSO CONFIRM THAT I AM AT LEAST 21 YEARS OF AGE.

Date

Tenant Address

Tenant Phone

Tenant signature