

RENTAL UNIT RULES: (Exhibit A)

**All booking requests require valid government ID to be provided to the owner prior to checking in and within 7 days of accepted booking.**

**CHECK-IN/OUT:** CHECK IN time is after 3 PM. EST and CHECKOUT is 10 A.M. EST. Early Check-in or late checkout subject to availability upon request. Please leave keys on kitchen counter along with your forwarding address if different then the address on your registration agreement for the return of your security deposit.

**SMOKING.** This is a NON SMOKING unit. Tenant agrees that tenant guests, and/or occupants will not smoke or ignite any tobacco or smoking product on the premises. In the event that tenant, guests, or occupants violate this policy, Tenant shall be in breach of the lease agreement and subject to eviction action, in addition to being held liable for any damages to the unit caused by smoking or any costs incurred by the Landlord to remove the smoke odor.

**PETS.** Pets are not permitted in rental units. Dog can be considered at a cost of \$35/night and less than 20lbs.

**CANCELLATIONS.** Weekly rental cancellations that are made more than ninety (90) days prior to the arrival are subject to a 5% or \$50.00 (whichever is greater) cancellation fee. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

**INCLUSIVE FEES.** Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate. Tenant agrees to hold Owner harmless in the event of a failure or non-availability of any of the amenities.

**NO DAILY HOUSEKEEPING SERVICE.** NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

**FUTURE RATE CHANGES.** Rates subject to change without notice.

**WRITTEN EXCEPTIONS.** Any exceptions to the above mentioned policies must be approved in writing in advance.

**PARKING.** The unit has one assigned parking space in front of the unit. It is marked 730. There is ample guest parking in front of the unit and to the side of the building for additional vehicles.

**VEHICLES.** No Boats, motor homes, trailers, commercial vehicles, pickup trucks, or motorcycles/scooters shall be permitted on the premises.

**ASSOCIATION RULES AND REGULATIONS.** Anyone occupying a unit governed by a homeowner's or condo association shall abide by all of the associations rules and regulations.

**KEYS.** Tenant shall be assessed a charge for any lost keys to home or amenities. Lost pool/mail key charge is \$150.00 to obtain a new one from the association.

**CLEANING CHARGES.** Tenant agrees to pay any cleaning fees if applicable to registration agreement. Tenant is not required to launder linens/sheets/towels prior to check out. Tenant is not responsible for making up beds prior to check out. If excessive dirt, furniture stains, carpet stains, damage to furniture or unit is present at sole discretion of the owner, damages will be deducted from security deposit and additional damage charges may also be assessed in addition to deposit. Tenant is required to keep the Premises clean and sanitary, remove all trash and garbage in a clean and sanitary manner.

**WRITTEN EXCEPTIONS.** Any exceptions to the above mentioned policies must be approved in writing in advance.

**SUBLETTING/ASSIGNMENT.** Tenant shall not assign this agreement or sublet the premises or any part thereof. Any unauthorized transfer of any interest by the Tenant shall be a material breach of this agreement.

**STORM POLICY. HURRICANE OR STORM POLICY** – No refunds will be given but Travel Insurance is available and recommended to prevent this exposure.

**TRAVEL INSURANCE.** We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) for details and to purchase.

**RISK OF LOSS.** Personal property of Tenant and Tenant's guests shall be in the unit at the sole risk of Tenant. Owner shall not be liable for any damage caused to said personal property arising from fire, accident, acts of God, and criminal acts, acts of negligence or bursting or leaking water pipes. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The unit is privately owned and managed; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowner is 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.

**FLORIDA LAW.** This agreement is subject to the Florida Residential Landlord/Tenant Act. The prevailing party shall be entitled to reasonable attorney's fees and costs in any litigation by either party or Broker to enforce the terms of the agreement.

**UNACCEPTABLE CONDITIONS:**

1. No gatherings with more than 10 total guests.
2. No parties, no reunions.
3. Maximum number of overnight guests is 6.
4. No trucks, vans or commercial vehicles of any type (association rule)

Renter: \_\_\_\_\_ Print \_\_\_\_\_ sign \_\_\_\_\_ date

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