

## RENTAL RULES AND REGULATIONS

19350 SE 95<sup>th</sup> Place, Ocklawaha, FL 32179

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 11 A.M. EST.  
NO Early Check-ins.
2. This is a NON SMOKING Home.
3. Pets are permitted in the home only with prior approval. \$50 per pet fee applies. All pets must be leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and tick are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The home owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT . A damage/reservation deposit of \$200 is required. This must be received within two (2) days of booking the reservation.. The deposit is NOT applied toward rent; however, if there are any damages we reserve the right to charge your card for any damages as below.
  - a. No damage is done to Home or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. Trash must be taken to the transfer stations. The transfer stations are open Monday, Wednesday, Friday & Saturday for drive thru drop off. One is on 314A Just South of SR 40 across the street on the public library. The other one is just off SR 25 West from Ocklawaha just past 103 St. Look for the sign on the Right & turn Left. It is ½ block up the street. Please do not let it accumulate nor leave it outside. You will soon have a bear visiting regularly. Bears are Dangerous. Be Aware..
  - d. All charges accrued during the stay are paid prior to departure.
  - e. No linens are lost or damaged.

f. **No doughnuts or rough riding or tearing up the yard with your ATVs, Dirt Bikes or 4 wheel vehicles!**

g. Quiet time is ALL the time

h. Small fires only in the fire pit. **No bonfires**

6. **PAYMENT** – An advance payment of the rent is required 15 days before arrival. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to T. J. Tompkins P O Box 9126, Tampa, FL 3674-9126 The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date.

7. **CANCELLATIONS** – A fourteen (14) day notice is required for cancellation. Cancellations that are made more than fourteen (14) days prior to the arrival date will incur no penalty except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellation of less than 14 days or early departure does not warrant any refund of rent or deposit.

8. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

9. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to four (4) persons.

10. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

11. **NO DAILY MAID SERVICE** – While linens and bath towels are included in the home, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels.

12. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

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

14. **Parking** – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only.

15. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms unless there is a mandatory evacuation due to a hurricane. We strongly urge you to purchase trip insurance.

16. The home is privately owned; the owners 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.

**The following factors are attested to and by agreeing we acknowledge**

- 1. This is a temporary address for us.**
- 2. We have a permanent address elsewhere**
- 3. We have not used this address for the purpose of voting.**
- 4. We do not receive mail at this address**

**By Signing Below, or by clicking on the reservation request "I agree" I agree to all terms and conditions of this agreement**

**Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_