

## RENTAL RULES AND REGULATIONS

The Home, is located at **2571 Cyprus Drive, #102 Palm Harbor, FL 34684**

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. \$100 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 2 (2) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
  - 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. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
  - d. All charges accrued during the stay are paid prior to departure.
  - e. No linens are lost or damaged.
6. **PAYMENT BALANCE OF RENT** is due fourteen (14) days before your arrival date. You may pay via bank money orders, cashiers checks or personal checks payable to **Homeseekers, Inc, P O Box 9126, Tampa, FL 3674-9126** The advance payment is not a damage deposit.
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 six (6) 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. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.
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 \_\_\_\_\_