

RENTAL AGREEMENT / CONFIRMATION

Tenant Name: _____

Tenant Address: _____

_____ Zip/Post Code _

Tenant Telephone: _____

Rental Address: Oak Island Cove, Kissimmee
Full address and alarm code will be given when total rentals have been paid

Villa Size 3 bed/2 bath_____ 4 bed/3 bath_____ (Mark as appropriate)

Number In Party: Adults _____ Children _____ (under 16yrs)

Max Occupancy 4 bed -10 _____ 3 bed -8

Check in Date: _____ After 4.00pm _____ Early arrival may be available at small charge

Check out Date: _____ Before 10.00am _____ Late departure may be available at small charge

Key Pick Up: Lock Box at Villa
Lock box code and directions will be given after full payment made.

Amount of Security: _____ \$250/£175 due at time of balance payment (returnable after stay)

Total Rental _____ £/\$ _____ including / excluding pool/spa heat. delete as necessary
Due if less than 8 wks to start date

Booking Deposit: _____ \$/£ 10% (non returnable) Min £175 / \$250

If Pool/Spa Heating Required: Yes _____ No _____ mark as necessary

Pool Heated to 82/85°F

Total Balance _____ £ _____ **DUE MINIMUM 8 WEEKS PRIOR TO COMMENCING RENTAL DATE. (3% processing charge if booked by Credit Card)**

Tenant Signature: _____ (Type if unable to e mail signed.)

Date: _____

TERMS AND BOOKING CONDITIONS

Booking and Security Deposits

To reserve a booking please send a cheque for a non returnable deposit of 10%.(Min.£175/ \$250) .Payment by credit cards can be arranged with an admin/processing charge of 3%. This will secure the accommodation for you and the full balance is due not less than 8 weeks prior to the arrival date. Full payment will be required at time of booking when it is made with eight weeks or less to go. A returnable security deposit of \$250/£175 is requested with the balance payment. by a separate cheque which will not be cashed but shredded or returned to you within 4 weeks of your departure subject to the usual checks on the villa by the Management Company after your stay. Alternatively by providing a credit card number, which would only be charged to your card account should the house not be found in a satisfactory condition at the end of your stay. The guest understands and accepts the security deposit requirements and authorises the owner or manager to charge them for any losses or expenses caused by themselves or any member of their party. An Itemised statement would be forwarded to the guest at their home address within 30 days of their departure.

To book the accommodation please complete rental forms and send/fax/e mail to us as soon as possible together with your deposit as indicated above. The booking will be fully confirmed as soon as we receive this deposit. All cheques or money orders, in \$U.S. are payable to Elite Florida Homes and sent to Elite,Exclusive Florida Homes 14714 Ave of the Groves, Apartment 10213, Winter Garden, FL, 34787 and for £ Sterling, should be made payable to Mr Keith Hellewell and sent to Poppies, 3 Southcrest, West Hunsbury, Northampton NN4 9UD, U.K. unless other arrangements have been agreed.

Rental Period

Check-in time Any time after 4.00pm **Check-out time** Any time before 10.00am

Early arrival or late departures may be available by arrangement at additional charge.

Any changes to these times will be made only after permission has been given by Exclusive Florida Homes our management agents. Without prior consent, early occupancy or late departure from the home will be subject to **ONE EXTRA DAYS RENTAL.** which will be deducted from the security deposit.

Pool/Spa Heating

If renter requests and pays for pool heating the temperature of pool will be set to 85° F and Spa 100° F

Cancellation

If the balance of the booking is not paid by the prescribed time, we reserve the right to cancel the booking. We strongly recommend that you take out insurance cover to protect against cancellation. All clients are required to have adequate insurance cover for the entire rental period which you can obtain through a reputable insurance company.

Any cancellation by the client must be in writing and is subject to the following cancellation charges:

Notification between eight to four weeks from arrival date = 50% of rent refunded

Notification between four to three weeks from arrival date = 25% of rent refunded

Notification less than 3 weeks from arrival date = 0% of rent refunded

If you decide to alter any details after booking we will try our best to accommodate any changes. Alterations requested within 8 weeks of departure may have to be treated as a cancellation.

Limitation of liability, Health and Safety

The guest understands and accepts the responsibility for the health and safety of their party whilst staying in the property and also that damage to the property during this time may be charged to them. The guests further understand that it is a major condition of a reservation that the use of the swimming pool is entirely at their own risk. Children must, at all times, be supervised by parents when using pool facilities.

Elite/Exclusive Florida Homes Management and/or property owners do not accept any responsibility or liability for any accident or illness suffered by any member of the party or for any failure of services in the home regardless of how it may have occurred. However in the event of a problem, the client should inform our local management company who will endeavour to do everything within reason to rectify the problem. Elite/Exclusive Florida Homes. does not accept liability for the acts or omissions of our principals over whom we have no control (such as airlines, car rental companies, home owners). We cannot accept any responsibility for, and shall not be liable in respect of loss or damage caused by Force Majeure e.g. strikes, fire, flood, closure of airports, war, riots, terrorist activity, weather conditions or any other event beyond our control. . Guests are advised to take out suitable travel insurance All information regarding the properties is checked to ensure the accuracy of the descriptions. However we are not always able to control all of the components of the facility and it is possible than an advertised facility may be withdrawn or changed due to circumstances beyond our control and for which we do not accept liability

PLEASE NOTE THAT UNDER NO CIRCUMSTANCES WILL ANY ANIMALS BE ALLOWED INTO THE HOMES

THERE IS A NO SMOKING POLICY WITHIN THE VILLA FOR THE BENEFIT OF ALL GUESTS.