

Rental Agreement

Owner:

Home Owners Name Here

Property Address Here

The Villages, FL Zip Here

Emergency Contact Phone

Home (XXX) XXX-XXXX

Mobile (XXX) XXX-XXXX

Renters:

Renters Names

Today's Date

Renters Address

Renters City State ZIP

Renters Phone #1

Renters Phone #2

1. **CHECK-IN TIME IS AFTER 4 P.M. AND CHECK-OUT TIME IS 11 A.M. EST. No Early Check-Ins.**
2. This is a **NON SMOKING** unit.
3. **NO PETS!**
4. We will not rent to vacationing students or singles under 30 years of age unless accompanied by an adult guardian or parent.
5. Agreed on items are:
 - A. Rental fee for **check in date-check out date** is **\$XXXX.XX USD**
 - B. Golf Cart access or availability notes here (can vary but normally included in rate)!
 - C. We will include the Daily Sun newspaper subscription during your entire stay.
 - D. We offer Comcast HD television with wireless internet.
 - E. Villages Resident ID's are **\$50.00 USD** for your entire stay.
 - F. Cleaning fee is **\$100.00 USD**, however we expect you to leave the home as you received it!
6. **DAMAGE/RESERVATION DEPOSIT** – a damage/reservation deposit of \$XXX.XX is required. This must be received within seven (7) 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, providing the following provisions are met.
 - A. No damage is done to the unit or its contents, beyond normal wear.
 - 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 trash cans supplied and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
- D. All keys, gate passes and door openers are left on the dining room table and unit is left locked.
- E. All charges accrued during the stay are paid prior to departure.
- F. No linens are lost or damaged.
- G. NO early check-ins or late check-outs.
- H. Golf cart and LP gas for grill is full, both are CLEAN.
- I. The renter is not evicted by the owner (or representative of the owner).

7. **PAYMENT** – An advance payment of the rental rate is required 90 days prior to your check-in date. The advance payment will be applied toward the rental fee. Please send payments in the form of bank cashier's check or personal check (USD) payable to:

HOMEOWNER NAME HERE

Address

City State ZIP

8. **CANCELLATIONS** Cancellations that are made more than ninety (90) days prior to the arrival date will incur a 10% penalty. In the event cancellation comes less than ninety (90) days in advance a 100% cancellation penalty will apply. Cancellations or changes that result in a shortened stay, that are made within sixty (60) days of the arrival date, forfeit the full advance rental payment. Early departure does not warrant any refund of rent. If payment is made by credit card, renter is responsible for the charges we incur accepting your credit card payment.

9. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel (90) days prior to check-in. There will be minimum 10% cancellation fee charged.

10. **MAXIMUM OCCUPANCY** – The maximum number of guests is limited to two (2) persons. An additional charge of \$25.00 per person per night for guests in addition to two (2) will be assessed. Overnight guests (max 2) are allowed for no longer than 7 days in a 30 day period.

11. Longer minimum stays may be required during peak and holiday periods. If a rental is taken for less than seven nights, the guest will be charged the seven night rate.

12. **INCLUSIVE FEES** – Taxes, Electric, Water utilities. Trash picked up twice weekly, schedule to be provided.

13. **NO DAILY MAID SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest that you bring pool towels as we do not permit towels or linens to be taken from the unit.

14. **RATE CHANGES** – Rates are subject to change without notice.

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

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

17. **ID'S OR VILLAGE PASSES** – Cost \$50.00 (maximum of two persons). Renters must display this pass for certain activities and features at times. Ask for more information.

18. **HURRICANE OR STORM POLICY** – No refunds will be given unless:

A. The National Weather Service orders mandatory evacuation in a ‘Tropical Storm/Hurricane Warning area’ and/or

B. A “mandatory evacuation order has been given for a “Tropical Storm/Hurricane Warning” area of this residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a “Tropical Storm/Hurricane Warning”, area, we will refund:

1. Any unused portion of rent from a guest currently registered,
2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay (to come in after) the Tropical Storm/Hurricane Warning is lifted; and
3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the “Tropical Storm/Hurricane Warning” period.

By Signing Below, I agree to all terms and conditions of this agreement. Please return one signed copy with your payment.

Renter(s) acknowledgement:

Signature: _____

Dated: _____

Signature: _____

Dated: _____

Property Owners acceptance:

Signature: _____

Dated: _____

Signature: _____

Dated: _____