

AMELIA RENTAL & MANAGEMENT SERVICES, INC. RENTAL AGREEMENT & POLICES

Please read the following carefully and sign below.

Your signature confirms the acceptance of all terms and authorizations contained within this rental agreement.

Rates: Rates are based on property features, location, and season. Rates are subject to change without notice. Rates do not include Florida bed tax, a damage protection fee, state sales tax or a housekeeping fee. These fees will be added to all reservations. Guest agrees to abide by the number of persons included on the reservation. An additional fee of \$100.00 will be assessed for each extra person not included on the reservation.

Rental Payments: A deposit in the amount of 50% of the total rate, including sales tax and Damage Insurance Fee, is due upon making the initial reservation. The remaining balance is due in full thirty (30) days prior to arrival. Payments may be made by cash, traveler's check, bank money order, credit card or personal check with proper identification. Full reservation payment is due at the time of booking if the arrival date is 30 days or less from the date of booking.

Refunds: A refund less 10% of the total stay will be given for a cancellation made thirty (30) days or more before the arrival date. The Damage Property Fee is nonrefundable. Full payment is due at time of booking if the arrival date is within 30 days of the time of booking. No refund will be given for a cancellation within the thirty (30) days prior to the arrival date. Refunds will not be given for late arrivals or early departures, mechanical failure of items such as (but not limited to) air conditioners, TV, internet, dishwashers, pools or other luxury items. This includes power outages, construction from surrounding areas, flooding, or water shortage.

Travel Insurance: Amelia Rentals offers travel insurance through Red Sky. The policy costs 7.0% of your total room reservation. We recommend you purchase the insurance at the time of booking to ensure the best coverage. In the event of cancellation, the policy may provide a 100% refund of your reservation rate, minus the cost of the initial premium.

Damage Protection Fee: There is a \$60 (for condos) and \$85 (for homes) non-refundable damage protection fee for all reservations.

Reporting Damage: Please note any damage to the rental unit upon arrival and report it immediately to our office to avoid possible liability. If any loss or damage occurs during your stay, please notify our office immediately.

Unit Assignments: Amelia Rentals reserves the right to move any reservation to another comparable unit based on unforeseen circumstances. The rental unit may

not be sublet, or the rental agreement assigned without the written consent of an authorized agent of Amelia Rentals.

Check-In/Checkout: Your check-in time is 4 pm. We cannot guarantee check-in by 4 p.m. during holidays and peak seasons. Your patience will be appreciated in these instances. Checkout time is 10am. Please refer to your confirmation notice for check-in location and late arrival instructions.

Housekeeping: Your vacation accommodations will be cleaned to quality standards prior to your arrival and after your departure. You will be responsible for the cleaning of your unit during your stay and for leaving the unit in good condition at checkout. We respectfully request that you remember you are staying in someone's home during your vacation; please treat it with the care you would your own. PLEASE DO NOT FLUSH SANITARY NAPKINS, TAMPONS, PAPER TOWELS, AND WIPES/BABY WIPES, ETC. IF ANY DAMAGE OR BLOCKAGE OCCURS AS A RESULT OF THESE ACTIONS, GUEST WILL BE CHARGED ACCORDINGLY.

Linens/Towels/Supplies: Although linens are furnished, please bring your own beach towels and beach blankets, as linens are not to be removed from the unit. An initial set up of trash liners, paper towels, toilet paper, and soap is provided. Extra items needed are the responsibility of the guest. Guest is responsible for maintaining the condition of all linens. The cost of any damages will be deducted from the damage deposit. Damages include burns, make-up stains, bloodstains, tearing, removal of the linens from the rental unit, etc. In the event that the rental unit is left in a condition that requires additional cleaning above our normal allotted time, an additional cleaning charge will be assessed.

Age Limitations: Amelia Rentals does not rent to persons under the age of 25.

Keys: There will be a \$25.00 fee per key not returned to Amelia Rentals at the time of check out. Pool cards subject to different rates.

Smoking is strictly prohibited: All units are non-smoking rental units. You will incur a minimum \$250.00 charge for carpet cleaning and deodorizing if any evidence of smoking is found.

Pets: Pets are allowed in specific properties only, please inquire. You will incur a minimum \$250.00 cleaning charge if evidence of a pet is found in a non-pet friendly unit.

Liability: Guest expressly agrees to indemnify and hold harmless Amelia Rentals and unit owners from any accidents, injuries, losses and/or damages to Guests and/or his invitees. Guest expressly agrees and understands that there is a risk of injury or death from the use of pools and other bodies of water and agrees that neither Amelia Rentals or its officers shall be liable for any claims, demands, injuries, damages or death to persons whether or not said injury or death is due to the negligence of Amelia Rentals

or its officers. Guest further agrees to assume all the foregoing risks and accepts personal liability for any injuries, damages and the loss of any property including money, jewelry or valuables of any kind.

Amelia Rental will not be held responsible for acts of theft or vandalism or other damages to the guest's personal property or items left in the unit.

Good Neighbor Policy:

Many of our rental properties are located in mix-use neighborhoods that include both short-term guests and year-round residents. Please be sure to observe all rules and regulations, which are provided for each property. All guests, as well as owner, are required to conform to all rules and regulations of the properties. Violators are subject to eviction. Units have one or more locked closets that are for owners use only. Such closets are not included in the rental of the unit.

Arbitration: Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be resolved and determined by binding arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) shall be entered in any court having jurisdiction thereof.

I HAVE READ AND AGREE TO ALL THE ABOVE POLICIES:

Print Name: _____ **Signature:** _____

Date: _____

Arrival Date: _____ **Unit #:** _____