

TERMS AND CONDITIONS FOR RENTAL OF A FLORIDA LEISURE VACATION HOMES PROPERTY

Valid Reservation of a Vacation Home between Florida Leisure Vacation Homes (hereinafter called the Managers) and the person making the reservation (hereinafter called the Guest) is valid after (a) the registration/authorization form has been completed and signed and received by the Managers; and/or (b) the appropriate \$200 reservation deposit per home being reserved has been paid to the Managers.

A Non-Reservation Deposit of \$200 is due and payable at the time the reservation is made. Receipt of a \$200 deposit constitutes a confirmed reservation. For reservations made less than 45 days prior to arrival/check in, payment in full is required at the time the reservation is made. For reservations made outside 45 days prior to arrival, the balance is due by 45 days prior to the arrival/check in date.

Signing the Registration/Authorization Form indicates the Guest accepts the terms and conditions for rental of a Florida Leisure Vacation Homes property and warrants that he/she is authorized to agree to abide by them on behalf of all other persons named on the registration form including those substituted or added to the reservation at a later date. The Guest may not sub-let or assign the property or share with other than the persons included in the agreement with the Managers. Additionally, guest signature authorizes Florida Leisure Vacation Homes to charge the initial Reservation Deposit, and/or the Balance Due (including any additional requests by the guest); and to charge any intentional damage to the credit card provided.

Cancellations - In the event of cancellation 45 days or less from the arrival/check in date, the Guest will forfeit the full cost of their reservation. Cancellations more than 45 days prior to the arrival/check in date will result in loss of the \$200.00 deposit.

Travel Insurance - Travel Insurance is recommended and can be purchased via our website.

Booking Changes - An administrative fee, equal to two (2) night's stay, will be charged for any reduction in the length of stay or downgrade in inventory made to a confirmed reservation. Changes involving an upgrade in inventory or addition to the length of stay will NOT be charged. In this case, just the additional nightly rate, or difference in inventory cost, plus tax will be added to the Guest's balance.

Rental Period - commences at 4:00 p.m. local time on the day of check in and the property must be vacated by 10:00 a.m. on the check out day as stated on the Reservation / Authorization form. Early check in and late check out is strictly by arrangement with the Managers and is subject to availability at the time; a \$50 fee, plus tax, applies in each case.

Persons / Children Under the Age of 21 years - are not acceptable unless accompanied by parents or a responsible adult.

Pool Area and Children - Children must at all times be supervised by parents or other responsible adults

when using the swimming pool area. All persons use the pool and surrounding area entirely at their own risk. Pool patio areas and tiling inside the home can be very slippery when wet. Diving is not permitted.

Quiet Time - Please note quiet time around pool area is 9:00 p.m. to 9:00 a.m. unless otherwise indicated at the home.

Pool Alarm on Patio Door - The vacation home has a pool alarm on the patio door for child safety. Tampering with the alarm is a federal offence carrying a \$5,000 fine as a penalty. The Managers must be promptly informed of any malfunctioning alarm.

Smoking Policy - All homes are smoke-free. There are no exceptions. Smoking is permitted on the outside patio areas only. There will be a minimum charge of \$150 plus tax to your credit card for smoking inside a home. Damage caused by smoking will also be charged to your credit card.

Pet Policy - Pets are not acceptable in our pet-free homes unless a request has been approved and specific permission has been obtained & the appropriate pet fee paid in accordance with the established pet policy of Florida Leisure Vacation Homes. The charge for unauthorized pets is \$150 plus tax per pet.

Pet Friendly Homes - pets are allowed only in homes specifically advertised as pet friendly on our website www.floridaleisurevacationhomes.com: a maximum of 2 pets up to mid size are permitted. All pets must be crated when left unattended in the vacation home and should not be allowed on any furniture or furnishings. Failure to comply could result in you being asked to vacate the premises. You are responsible for cleaning up after your pet and any damages.

Use of the Accommodation and Amenities - is entirely at the Guest's risk, and no responsibility can be accepted by the owners of the property or the Managers for injury, or for loss or damage to the Guest, visitors or their belongings, vehicles etc. however caused. Baggage and personal belongings are at the Guest's risk at all times, and no responsibility can be accepted for loss or damage to any vehicle or its contents. The Guest is strongly advised to take out full and adequate Travel Insurance to cover all members of the party and can be purchased via our website.

Property Damage - These properties are privately owned and the Guest is expected to take reasonable care of it and occupy it in a quiet and dignified manner. Any damage or gross negligence will be the legal responsibility of the Guest together with any maintenance or repair to the premises, equipment amenities or fixtures, as a result of actions by the Guest, which will be charged to the Guest's credit card on file.

It is very strongly recommended that any artificially colored drinks such as "Kool Aid" and similar products should not be consumed in the home and that bleach or any other product containing bleach should not be used in the home. The resulting stains/marks cannot be removed from carpets or upholstery and will result in charges to the Guest's credit card on file.

It is very important that any damage be reported to Florida Leisure Vacation Homes immediately.

Florida Leisure Vacation Homes cannot under any circumstance be held responsible or liable for any accidents or injuries to guests, however incurred, or for the loss of money, jewelry or valuables of any kind.

Barbeque/Grills - it is the duty of the customer to clean any barbeque / grill provided after they have used it. A charge of \$50 plus tax will be charged to the Guest's credit card on file in the event the barbeque/grill is left unclean.

False Alarms - The local police charge for false alarms may be as much as \$150. Any charge incurred will be recharged to Guest's credit card on file. It is the Guest's responsibility to make sure they have their codes to hand when entering the property in order to avoid false alarms.

Cleaning Fee – A one-off end of stay cleaning charge is applicable to all reservations and is included in the cost of your stay. Additional optional cleans are available on request and chargeable to Guests should they be requested.

Short Stay Fee - will be added to any reservation stay of less than six (6) nights. This service fee is in place to cover the additional expenses necessary during the preparation of a home on a short-turnaround. The cost is based on the size (number of bedrooms) of a home and is non-negotiable.

Property Fee - is a non-refundable management/maintenance fee added to all reservations.

Booking Fee – is a non-refundable administrative fee added to all reservations.

Additional Cleaning - If our housekeeper should need to spend more time cleaning the property after your stay than is normally allotted by the Manager, there will be a minimum fee of \$50 plus tax for additional cleaning. Therefore, please leave the house in reasonable condition on departure.

Property Damage – Guests are responsible for any damage caused to the home during their stay. By signing this contract the Guest is agreeing to reimburse for any such damages which will be charged to their credit card on file arising during their stay. The Guest is strongly advised to report any damage found on arrival at the first opportunity, and any arising thereafter, but during normal office hours. This might help to mitigate any costs.

Trash – Guests are required to take trash issues seriously in the Florida climate. All trash must be appropriately bagged before being placed in the garbage cans provided outside. Recyclables must be separated and placed in the recycling bins also provided. Garbage must not be placed in the garage at any time. Excessive trash produced by Guests and requiring additional removal will incur a charge of \$50 plus tax chargeable to the Guest's credit card on file.

Keys – two keys are provided for the use of Guests in each property lock box located outside the front

door of the property. These keys are to remain in the lock box whenever you leave the property no matter for how long. Loss of the keys will result in a charge being applied to the Guest's credit card on file for replacement keys or new locks, if necessary.

Service Calls to the Home - Our office is open from Monday to Friday from 9:00 a.m. until 4:00 p.m. Non-emergency service or maintenance calls to come out to the property outside of these hours may incur a \$100 plus tax charge if the call is the result of guest negligence, such as loss of a key or a blocked toilet. The management company, Florida Leisure Vacation Homes, reserves the right to refuse service to anyone it considers an undesirable guest.

Each Unit Has a Maximum Occupancy Level - if the home is equipped with a sleeper-sofa, eight people in three bedroom homes, ten people in four bedroom homes, twelve people in five bedroom homes, fourteen people in a six bedroom home and 16 people in a 7 bedroom home. The Guest undertakes not to exceed these maximums and understands that any violation of the limit will be cause for immediate eviction. Occupancy is defined as any overnight guest in or at the house's premises.

The Houses Are Privately Owned Homes and are decorated according to the owners' tastes and preferences. The Managers cannot be held responsible for providing additional furnishings or equipment not presently available in the unit. Should the Guest consider that there is any reason for complaint while staying in the property then the Guest should contact the Managers. Items such as travel cots or baby equipment can be rented by contacting the property managers.

In the Unlikely Event of Equipment Malfunction, the property Manager will strive to reduce the Guest's inconvenience by expediting any necessary repairs to the home's appliances and fixtures. However, no rebate can be approved based on circumstances beyond the Manager's control.

Should the Home Become Unavailable due to circumstances beyond the Manager's control, the Manager reserves the right to substitute the reserved home with a comparable accommodation. In very rare instances, circumstances may dictate that the Managers must cancel the contract prior to the guest taking occupancy of the property. The Managers reserve this right of cancellation and will refund all monies received from the Guest in this circumstance.

The Managers or the Owners of the Home Will Not Be Liable for any loss or delay to or cancellation of the Guest's vacation plans due to industrial disputes, riots, threat of hostilities, political unrest, natural disasters, aircraft grounding, closure of airports or ports, weather conditions or any circumstances beyond their control.

This Contract is subject to and shall be construed in accordance with the laws of Florida and the parties hereby submit to the exclusive jurisdiction of the United States Courts System.

Agreement to Terms and Conditions

By signing this agreement, I acknowledge that I have read the above listed Terms and Conditions and agree to abide by them. I understand I am solely responsible for any damage caused to the rental property during my stay. I also understand that supplying contact information constitutes my permission for Florida Leisure Vacation Homes to contact me regarding related information via mail, email, fax and phone.

Authorizing Signature:

Print Name:

Date: _____

Credit Card Authorization, Damage, and Agreement to Terms & Conditions

Balance of Payment is due 45 days prior to check in.

Payment may be made using VISA, MasterCard, Discover, Paypal, Money Order, Cashier's/Bank Check or Travelers Checks. A credit card number must be provided for which to charge damage to the home.

Personal Checks are not acceptable.

If you are paying balance by credit card, indicate type of card, fill in the account number, 3-digit Security Code (from the back of the card), and expiration date. Sign the authorization form. PLEASE NOTE: The Authorizing Signature must be signed even if payment is not being made by credit card.

Signature below authorizes Florida Leisure to charge the initial Reservation Deposit, and/or Balance Due (including any additional requests by the guest); and also to charge the credit card for any damage or missing items reported following the Guest's stay.

Card Type: _____ Account #: _____

3 Digit Security Code: _____ Expires: _____

Billing Address for Credit Card:

Authorizing Signature: **(MUST BE SIGNED REGARDLESS WHETHER OR NOT PAYMENT IS MADE BY CREDIT CARD):**

Print: _____ Date: _____

****PHOTO I.D. REQUIRED**** Be sure to enclose or fax a CLEAR and LEGIBLE photocopy of a valid drivers license or passport.

THEME PARK TICKETS

Florida Leisure Vacation Homes is an authorized point of sale for theme park tickets (there are many non-authorized outlets so please take care). **Guests are welcome to purchase Orlando Theme Park Tickets directly from us and can do so phoning the ticket hotline 407-870-1600 and have them waiting for you when you arrive.**

Florida Leisure Vacation Homes - An Official Disney Ticket Location. Approved ticket re-seller for Disney.