

Rental Confirmation/Contract

Please read carefully, sign at the bottom and return one signed copy to:

*Jim Black
6171 Sand Pine Court
Jupiter, FL 33458*

Please keep an extra copy of this contract for your records.

- 1. Dates of Rental:** Lessor agrees to lease **Unit #112, Gulfpointe II**, 12690 Overseas Highway, Marathon, Florida 33050 (Home Away # 879253) to the tenant(s)
[REDACTED]
- 2. Check In & Check Out:** Check-in time is after 3:00 p.m. on Saturday, [REDACTED]
Check-out time is before 10:30 a.m. Saturday, [REDACTED].
- 3. Vacation Rental:** Rental for the time period in #1 above is \$ [REDACTED] plus Florida tax (12.5%) in the amount of \$ [REDACTED]. The total fee of \$ [REDACTED] is due in full **45** days prior to your arrival date. Payment is to be made in the form of money order, personal check or bank check, unless payment is rendered through the Vacation Rental Program credit card division of Home Away/VRBO.
- 4. Reservation/Security Deposit:** A security deposit of \$**500** is required to hold the reservation. If there is no damage to the rental property and/or no additional cleaning over the normal wear and tear is required, you will be issued a refund from the lessors account within seven (7) business days from the receipt of the unit keys. Any credit card fees and/or exchange rate fees will be deducted from the deposit when returned. If damage is found and/or additional cleaning is required, you will be contacted before further action is taken. If during your stay you have any problem with the unit, you agree to call us at 561.632.7262 regarding your problem.
- 5. Cancellation Policy:** If you cancel less than 60 days before your scheduled arrival, your deposit will be returned less a \$100.00 marketing fee, ONLY if the lessor is able to secure another rental for that same time period. If the unit should not be available for any reason, such as mechanical failure or storm damage, tenant's sole remedy is a refund of deposit &/or rent, not used. A refund will be made only if vacationers are ordered to evacuate the Keys. No rent will be charged during the time the evacuation order is in place.
- 6. Pets:** **NO PETS** are permitted.
- 7. Phone:** Lessor provides a telephone for the use of the tenants. The phone number at the property is **305-783-5401**. Calls are restricted to credit card, local, toll free, collect and incoming calls.

8. Parking: Parking is available for 2 vehicles or one vehicle and one boat trailer. Parking is located under the unit. The Association strictly enforces regulations against parking under another unit's space and parking on the grass by the building. It is the tenant's responsibility to insure that the vehicles are parked in the appropriate spaces.

9. Condo Rules: The tenant agrees to abide by the Gulfpointe II Condo Rules, which are attached to this agreement and which a copy is located within the condo. Tenant **intends/does not intent** to bring a motorized vehicle (boat, etc.) and has reviewed all applicable rules related to the dock facilities. Please be sure to empty all trash and recycling to the proper containers near the complex entry.

10. Condition of Premises: Do NOT leave any garbage in the unit. Be sure all kitchen items are clean and put away. Strip beds and bring linens to the kitchen. Three loads of laundry may be left for the cleaning crew. In the event tenant fails to remove garbage or leaves more than three loads of laundry there will be a \$200 additional cleaning charge.

11. Indemnify: Tenant agrees to indemnify and hold harmless owner and owner's agents from any and all claims, injury to persons, demand actions, causes of action, expenses, damages, including swimming pool, docks and surrounding property.

12. Radon Gas: Florida law requires that the lessor notify the tenant that radon gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons exposed to it over time. Additional information regarding radon testing may be obtained from your public health unit Pursuant to PP 404-056(8). Florida Statutes.

13. Number in Party: A maximum of six people are permitted to occupy the unit during the term of this lease. This includes adults and children. The tenant agrees to forfeit the entire security deposit.

Tenant

Lessor

(Signature)

*Jim Black*_____
(Signature)

Jim Black
6171 Sand Pine Court, Jupiter, FL 33458
561.632.7262
Rentals@JABlack.cc
City of Marathon Rental License # _____

Date:

Date:

