

## Attachment A Rental/Lease Agreement

The following Rental/Lease Agreement is between the Guest/Renter and Sea-La-Vie Rentals LLC.

1. Guest (you) acknowledges acceptance of the following terms, conditions and rules associated with your stay.
2. Guest agrees to always abide by these provisions and rules and shall ensure anyone else Guest permits on the property to always abide by these rules.
3. Registering Guest must be 25 years or older unless otherwise approved by the Property Manager/Broker.
4. Deposit & Payment Terms

A deposit of **\$500 per week** will be collected at time of booking confirmation as shown below:

| <b><u>Deposit</u></b> | <b><u>Duration of Stay</u></b> |
|-----------------------|--------------------------------|
| \$500                 | 1 week or less                 |
| \$1,000               | 2 weeks                        |
| \$1,500               | 3 weeks                        |
| \$2,000               | 4 weeks                        |

... and so on ...

Payment of the Remaining Balance is due **no later than one (1) week prior to the Check In Date.**

Taxes and Cleaning Fee will be added to the Final Payment

If the booking occurs within 60 days from the Check In Date 100% of all fees and taxes are due prior to confirming the booking.

### **Cancellation Policy**

100% of the Deposit will be returned for cancellations occurring 60 days or more prior to the Check In Date.

100% of all Deposit will be retained for cancellations occurring less than 60 days from Check In Date.

5. Credit cards allowed through Venmo. An additional fee of 2% will be charged for any credit card transaction.
6. The minimum stay duration is 3 nights.
7. No pets are permitted.

8. Owner/Broker is not responsible for weather or water conditions.
9. Any missing items or damages to your Cottage will be charged to Guest.
10. Air conditioners have been programmed to have a low setting of 76 degrees Fahrenheit. Guest shall not, by any means, manipulate thermostats to a lower temperature. Guest understands and agrees that Owner/Broker may charge Guest an additional fee in the event it is found the low setting on thermostat has been modified. Such fees will be determined by the Owner and provided to the Broker.
11. Smoking is NOT allowed in any Cottage.
12. The maximum number of guests for any Cottage is four (4). An additional fee of \$50 per night will be charged for each additional overnight Guest beyond four (4).
13. Guests are not allowed to exceed the occupancy limit agreed to above.
14. Guests agree not to create excessive noise at a level that disturbs neighbors between the quiet hours which are from 10:00p.m. – 8:00a.m.
15. The Cottages are privately owned; the Owners/Broker are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. Guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
16. The Owner/Broker is not responsible for the loss of Guest personal belongings or valuables of the Guest.
17. Guest agrees to use any outdoor cooking equipment in a manner that does not put the Cottages at any risk.
18. Parking is limited to 2 vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked vehicles or equipment are subject to towing/removal; applicable fines/towing and/or removal fees are the sole responsibility of the vehicle owner.
19. Cleaning services are additional and will be charged separately to the tenants. There is no daily housekeeping service. While linens and bath towels are included, daily maid service is not included in the rental fee.
20. Guest is responsible to secure the keys to their assigned Cottage(s). A \$15 fee will be charged for each lost key. In the event Guest locks themselves out of their Cottage a \$25 fee will be charged after 5pm.

21. Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the Cottage(s).
22. If the Cottage appears dirty or damaged upon Check-in, Guest shall inform the Property Manager/Broker immediately.
23. DO NOT FLUSH anything other than toilet paper and human waste. No feminine products should be flushed at any time. If it is found that feminine products or other debris have been flushed and clog the waste system, Guest will be fully responsible for all repair costs.
24. If there is a storm or hurricane, no refunds will be given.
25. Guest shall allow the Property Manager/Broker, Owner or Service Contractor access to the property for purposes of repair and inspection.
26. Guest understands and agrees that the Property Manager/Broker or Owner may use your email address and phone number to provide updates to Guest regarding current or future stay and for marketing purposes.
27. Turtle season runs from May 1<sup>st</sup> to October 31<sup>st</sup> each year. During this period, all Guests are required to close blinds from sunset to sunrise during sea turtle nesting season. Additionally, Guests are responsible for turning off exterior white lights except for short periods when required to ensure safety. Charlotte County patrols the beach at night to ensure white light is not seen from the beach. Any County or State fines resulting from white light exposure will be the responsibility of the guest.
28. Guests are required to leave a credit card on file with the Property Manager/Broker. Guest(s) are responsible for any missing items from or damages to Cottage(s). Repair of damages and/or replacement of missing items will be charged to Guest(s) credit card.
29. "Makeshift" fires of any size are strictly prohibited. Guest will be subject to a \$500.00 USD fine for violations.
30. The laws of the State of Florida apply.