



SEASONAL/SHORT TERM RENTAL AGREEMENT

We thank you for choosing Keller Williams Property Management and hope you enjoy your stay in Florida. If the terms and conditions are acceptable please sign and return to our office.

This is a non-smoking unit. Tenant is to reimburse Owner for any FPL charges in excess of \$100 per month. Telephone is for local non toll charges only. No Pets are permitted in this unit without prior written approval.

1. This agreement is intended to be a legal and binding contract and is subject to the approval of any condominium and/or homeowners association if any is required. Parties' signatures below signify their agreement with all the terms of this agreement.
2. Check in time is any time after 4:00 PM. Please contact leasing office to arrange your key pick-up. Check-out time is any time prior to 10:00 AM the date of departure. Tenant is responsible for any damages as a result of late check-out. Refunds or adjustments cannot be made for late arrivals or early departures for any reason.
3. All money is due as agreed on your confirmation form. Personal checks drawn on US banks will be accepted if received at least 15 days prior to occupancy. In all other situations payment must be made by cashiers check, money order or travelers' checks with US Funds.
4. Only those persons designated in this agreement as tenant shall occupy unit unless written consent of owner or owner's agent is obtained. Tenant agrees to abide by all occupancy rules of the association or other governing agency.
5. Anyone occupying unit governed by a homeowners or condominium association shall abide by all the association rules & regulations. Tenant shall not be permitted to take occupancy unless tenant has obtained all required association approvals.
6. Due to circumstances beyond the control of Broker, if your designated unit is not available for any reason, Broker will use its best efforts to locate a comparable substitute unit. In the event a substitute unit is not available, Tenant agrees to hold Owner & Broker harmless for any damages, costs or inconveniences suffered and Tenant shall receive a full refund of all monies paid to Broker.
9. Tenant agrees to hold Owner harmless in the event of a failure or of non availability of any amenity
10. No vans, trucks, motorcycles, recreational vehicles or watercraft permitted on premises without written permission.
11. Pets are not permitted and constitute a serious violation. If an exception is made, Tenant agrees to execute a pet addendum and owner may charge a nonrefundable pet fee subject to sales and tourist tax.
12. A security deposit is required with all confirmed reservations and shall not be applied to the rent by the tenant. Owner may apply Deposit to any utilities if applicable additional cleaning charges, taxes and damages or any charges due under the terms of this agreement as well as considered such deposit a good faith deposit. Deposit balances if any will be refunded after owner receives ALL final bills. THIS GENERALLY TAKES UP TO 60 DAYS. Damages caused by the tenant will be deducted from the deposit but this does not limit the amounts to be charged. Tenant agrees to submit payment for any utility charges owed by Tenant as they are submitted to Tenant during the rental term. Any balances of amounts owed left after check-out will be deducted from the Deposit and if any additional sums are due over and above the amount of the Deposit, Tenant agrees to send payment on demand from Broker or Owner immediately. Utility charges may be pro-rated by owner if billing periods do not correspond to occupancy dates. Said deposits are held by Suntrust Bank, Gulfcoast, Bradenton, FL by the Broker in a separate non-interest bearing account.
13. Upon 24 hour notice, Owner or Owner's representatives have the right to enter the premises for the purpose of showing the unit to prospective tenants or purchasers, to make repairs, or to inspect the premises. Owner & Broker and/or its representatives have immediate right of entry in the cases of emergency, or to protect or preserve the premises. Tenant shall not alter premises or add locks without prior consent from owner or owners' representative.
14. Tenant may cancel this agreement and pay \$500 cancellation fee to Broker by providing Broker with written notice by certified mail at least 90 days prior to check in. If tenant cancels this agreement less than 90 days prior to check in, Tenant shall be obligated to pay all Rent payments specified in this agreement and all monies received by Broker or Owner may be retained.
15. Tenant is responsible for all long distance phone and any additional Cable services if Cable is provided. Phones shall be used for local calls only. Any long distance calls must be made by calling card, collect or credit cards. Do not accept any collect calls or allow any calls to be charged to the phone.
16. Tenant shall be assessed Locksmith and Association charges, if any, for each key, pass, pool tag, opener, lost or not returned to Broker or Owner upon check-out. Such charges will be deducted from the Deposit. Tenant agrees to pay Broker the greater of \$35 or actual cost immediately to provide access to the unit in the event of a lock out.

