

Vacation Rental Rates

129.00 a night nov- april 1850 monthly

115.00 a night may - oct 1550 monthly 13% miami taxes apply not included
security deposit required returned if no damage and if unit is in
same condition as unit was originally given to renter no missing
items

for monthly rental 50% deposit required, balance due no later than
one

month before arrival

no personal checks please, bank check, money order, credit cards
accepted 2.99% charge applies

last minute renters must pay in full

maid service available additional charge only - \$100.00

rates subject to change due to special events, terms and conditions subject to change without notice

vacation rental agreement

short term rental

not lease agreement for long term rental

1. name, address, phone number, picture id, credit card number, expiration date, date of arrival
departure- no exceptions, *credit card code on front of card, or back = any*

2. damage deposit 350.00 refundable if no damage or theft within 7 business days

3. lost *Key/lock* fee 450.00 if key/*or lock* is lost, stolen, replaced, changed or damaged in any way

4. change of lock or security code, theft, disturbances, vandalism, illegal activity, breach of
agreements in rental agreement, or fraud results in automatic dismissal without refund

5. in case of lockout customer must memorize owners cell phone number, and lock box code

6. removal of trash customers responsibility in back of building

7. keys or codes will be given out by owner to customer shortly before arrival

8. utilities included

9. owner reserves right for inspection of property in case of any theft, fire or emergency

10. customer must operate independently, respect community dwellings, low noise

11. after check in and customer approval of inventory list of all working or nonworking items in
unit it is an as is unit; no improvements will be made unless in case of emergency; if a breakdown
occurs please allow 48 hrs for service repair; contact owner immediately; if repair cannot be done
in emergency; service can be changed by approval of owner; owner reserves right to change reservation
in case of emergency or if unit is sold; no repairs are to be made by customer; documentation
required by a licenced professional for repair if needed- no exceptions no reductions in price
be made

12. no refunds but credit is given in emergencies based upon availability

13. half day rates available if customer arrives before check in at 3pm or leaves after check out at
12pm

14. not responsible for lost or stolen property; MUST sign and mail or email back