

SEASONAL/SHORT TERM RENTAL AGREEMENT

We thank you for choosing **Island Properties**, and hope you enjoy your stay in Florida. If the terms are acceptable, please sign this agreement and return to Island Properties, 1377 N. Collier Blvd., Marco Island, FL 34145

Tenant Name:  
Address:  
Home Phone:  
Email:

Complex Address:  
No. Of Bedrooms:  
Check in Date: 3 PM Check Out Date: 10 AM  
Owners Names: William E. Christ and Roseanne R. Christ

Rent for Term: plus 10% tax  
Refundable Security Deposit:  
TO BE PAID AS FOLLOWS

First Payment of Due: within a week  
Final Payment of Due No Later Than: 30 days before arrival

Make checks or money order payable to Island Properties at 1377 N. Collier Blvd., Marco Island, FL 34145. Please e-mail, call, or fax requests for bank wiring instructions.

This agreement is intended to be a legal and binding contract. Parties' signatures below signify their agreement with all terms of this agreement.

**Special Stipulations:** Smoking is not permitted in rental, smoking is allowed in the lanai only. Tenant agrees that no rent reduction or abatement will be given unless unit is deemed to be completely uninhabitable. Tenant may not make any changes to the unit and must put furniture back to its original placement if moved. Owner will order repairs on a timely manner once notified by tenant, but has no control over the scheduling availability of vendors.

**Assignment:** Tenant shall not assign this agreement or sublet the premises or any part thereof.

**Risk of Loss:** Personal property of tenant and tenant's guests shall be in the unit at the sole risk of the tenant.

**Attorney's Fees:** Should it be necessary for the owner to employ an attorney to enforce the terms and conditions of this agreement, tenant shall be responsible for all costs and attorney's fees.

**Time is of the Essence:** Time is of the essence with respect to all time periods contained in this agreement.

This home is located within a residential area. Quiet uneventful gatherings are permitted, while parties and receptions are not permitted. All nuisances that tend to annoy the community, injure the health of the citizens in general, or corrupt the public morals are misdemeanors of the second degree, punishable as provided in s.775.083.

\_\_\_\_\_  
Name Date Roseanne R. Christ Date

## Other Terms of Agreement

**Check-In:** Check in time is any time after 3:00 p.m. Upon arrival, you pick up your keys at Island Properties address. If you plan to arrive after 5:00 p.m., please make arrangements one week in advance for a special time to pick up keys.

**Check-Out:** Check out time is any time before 10:00 a.m.

**Payment:** All money is due as per above dates in the form of a cashiers check, money order or travelers check (U.S. funds) or personal check.

**Vehicles:** No boats, motor homes, trailers, commercial vehicles or motorcycles shall be permitted on the premises without prior written consent from owner.

**Pets:** Pets are not permitted and constitute a serious violation.

**Cleaning:** Tenant shall clean all dishes and leave the rental in a clean condition. Tenant is not required to launder linens/sheets/towels prior to check-out. Tenant shall not be responsible for making up beds at check-out. Tenant authorizes owner to deduct from the deposit and/or charge in addition to the deposit, for excessive dirt, furniture stains, carpet stains, or other damage is present.

**Seasonal Cleaning/Damage/Utility Deposit:** This deposit is required with all confirmed reservations and shall not be applied to the rent by the tenant. Owner may apply deposit to damage, telephone, cleaning and any charges due under the term of this agreement. Deposit balance if any will be refunded after owner receives all final bills. If additional charges are due over the amount of the deposit, tenant agrees to send payment on demand to the owner.

**Right of Entry:** Upon 24 hour notice, owner, or owner's representative(s), has the right to enter the unit to make repairs or inspect. The owner, or owner's representative(s), has immediate right to entry in case of emergency, or to protect or preserve the premises. Tenant shall not alter premises or add locks without prior written consent from owner.

**Phone/Cable:** Tenant is responsible for all long distance phone calls and all additional cable services, if available. Phone shall be used for local calls only. Any long distance calls must be made by calling card, collect, or credit card. Do not accept any collect calls.

**Cancellation Terms:** Cancellations must be made in writing at least sixty (60) days prior to the scheduled arrival date. You will forfeit your deposit if you cancel and the property is not re-rented. If the property is re-rented, all money will be returned within thirty (30) days of the new booking date.

**Maintenance:** Owner shall be responsible for maintaining the unit unless damage is caused by tenant's misuse.

\_\_\_\_\_  
Initials

\_\_\_\_\_  
Date