

Rental Agreement/ Contract

Villa Coral Ridge

5773 NE-15Th Av. FORT LAUDERDALE FLORIDA 33334

Landlord: EDEL HOLDING LLC

Occupant :

Rental Terms :

CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK-OUT IS 10 A.M. EST.
NO Early Check-in or late check-out.

1. This is a NON SMOKING unit.
2. Only Small pets are permitted in rental units.
3. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$2200 is required. It's the only way to secure a reservation slot online for dates that are more than sixty days away. (Within sixty days see PAYMENT BELOW). This deposit must be received within seven (7) days of booking the reservation verbally or via email. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met. It is possible to give the damage deposit in cash to the Home Manager at check in , they will give it back at check out if the following provisions are met (In this case advanced payment equal to the balance of the rental rate is required 7 days after signature of this contract).
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are given to the Home Manager
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. NO Early check-in or late check-out.
 - h. Parking on driveway only. (No Parking on Grass)

- i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement.
5. **PAYMENT** - An advance payment equal to the balance of the rental rate is required 60 days before arrival. All reservations made within sixty days require full payment plus \$2200 security deposit. The advance payment will secure reservation dates. Please make payments in the form of bank Wire Transfer to this account:
The advance payment is not a damage deposit. The **BALANCE OF RENT** is due to secure reservation dates.
6. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
7. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
8. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to six (6) persons. . **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**
9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
10. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup.
11. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
12. **RATE CHANGES** - Rates subject to change without notice.
13. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
14. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING : Renters must park on paved surface on driveway only.
16. HURRICANE OR STORM POLICY - No refunds will be given unless:
- a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
 - b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - 1. Any unused portion of rent from a guest currently registered,
 - 2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - 3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period. By Signing Below, I agree to all terms and conditions of this agreement

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