

Rental Agreement

Home Location:
Kissimmee, Florida 34747

Check-in: _____ Check-Out: _____ for ___ Nights @ \$___/night

Total Amount Due: \$_____ + 13% FL tax = \$_____

1. CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK-OUT IS 11 A.M. EST. NO Early Check-in or late check-out without prior arrangement.
2. This is a NON SMOKING unit.
3. Pets are not permitted under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. RESERVATION DEPOSIT- A reservation deposit of \$200 is required. This must be received within 7 business days of booking the reservation. The deposit is applied toward rent provided the following provisions are met:
 - 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 trash collection bin or dumpster.
 - d. All keys are left on the kitchen table and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.

- f. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
6. PAYMENT –The RENT is due seven (7) days before your arrival date.
7. CANCELLATIONS – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the damage/reservation deposit. Early departure does not warrant any refund of rent or deposit.
8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to twelve (12) persons.
9. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
10. 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.
11. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
12. PARKING PASSES – Parking passes provided at the gate to the property. Renters must display parking pass at all times.
13. 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.

Signature: _____ Date: _____

Address: _____

City: _____

State: _____

Postal Code: _____

Country: _____

Please provide a copy of a valid state driver's license or other government issued identification with this signed agreement.

Payments can be made via PayPal to dave@schaefercity.net

Or via check or money order to the following address: