

**RENTAL AGREEMENT
FOR VACATION RENTAL PROPERTY
2539 MANESHAU LANE, KISSIMMEE, FLORIDA 34747**

General Terms:

The signing of the booking form confirms the acceptance of the terms and conditions set forth below and shall be binding on all the persons intending to occupy the property whether or not said persons have signed the booking form. It is understood that all persons have read and understood the terms and conditions as set forth below.

Booking, Payment & Cancellation

A 25% non-refundable deposit is required at time of booking/reservation. No reservation is confirmed until the booking deposit is paid. All reservations must be paid-in-full eight (8) weeks prior to the date of arrival or they are subject to cancellation without notice. Reservations for an arrival within eight (8) weeks, must be paid-in-full at time of reservation.

The signing of the booking form confirms the acceptance of the terms and conditions set out below and shall be binding on all the persons intending to occupy the property whether or not such persons have signed the booking form. The Owners will confirm each booking as soon as possible after receipt of the signed booking form and deposit is received. The owners or management company reserve the right to refuse acceptance of any booking at any time at their discretion.

Cancellations must be confirmed to us in writing. In the event that a guest cancels a reservation, or the owners or management company have to cancel the arrangements due to non-payment of the balance due within the time allowed before departure, cancellation charges will be made as follows:

- More than 8 weeks before arrival date: 75% refund
- Between 6 and 8 weeks before arrival date: 50% refund
- Less than 6 weeks before arrival date: 100% of rental amount forfeited

For these reasons, full comprehensive travel insurance is strongly recommended.

Security Deposit:

A credit card number must be given for all reservations to act as a security deposit (\$500). This credit card will be charged to cover extra accommodation costs or loss or damage to the rental property in excess of normal wear and tear during the period of rental. Guests will be notified within 7 days of any charges made to the card. The property should be left clean and undamaged. If the property is not left in a suitable condition, it may be necessary to charge the security deposit for costs to cover extra cleaning or damage / repairs. Receipts for repairs/replacements may be requested in the unlikely event that such retention of the security deposit is required.

Rental Period and Occupancy

The rental period runs from 4PM local time on the day of arrival until 10:00AM local time on the day of departure. Unauthorized early arrivals or late departures will result in additional charges. The property may only be occupied by a maximum of 8 persons, per Florida law. The accommodation is booked solely for persons named on the rental agreement and the owner or management company reserves the right to refuse entrance to any parties not so named. It may, on occasion, be necessary for staff or agents of the owner or management company to enter the premises in order to perform routine maintenance or repairs, we will attempt to notify guests in advance of any such activities, to the best of our abilities.

Liability Limitations:

The Owners and Management Company of the Property accept no responsibility whatsoever for the death, personal injury, accidents, loss, or damage to persons or personal property and/or personal belongings however caused. The use of all accommodations and all amenities, including the swimming pool, hot tub, and all other facilities is entirely at the users own risk. Children must be supervised at all times by responsible adults when using the swimming pool, when not in use the child safety fence must be fastened in place for insurance / liability reasons. Glass is not permitted within the pool area. The Owners and Management Company cannot accept any liability for any loss of rental time due to travel problems, flight delays, cancellations, terrorist acts, industrial disputes, weather related events including hurricanes, any events outside of our control, including any form of Force Majeure. The owners cannot accept any liability for failure of public supplies / utilities such as water, gas supplies, electricity, phone service, internet service, cable TV service, gas supplies or of air conditioning supplies or pool heaters. Nor do we accept liability for the consequences of the actions or omissions of others that may supply or control main services, or any actions taken in the vicinity of the property by any authority over which there is no control.

Agent / Management Company:

Oasis Vacation Homes – (407) 334-3804

Services include: inspection services, maintenance issues, cleaning, pool maintenance/upkeep and pest control.

Governing Law:

All reservation of the resort accommodations and the use and occupancy of such accommodations shall be governed by the laws of the State of Florida. In the event of litigation between renters and owners, the prevailing party shall be entitled to all costs incurred, including attorney's fees.

By signing below, I acknowledge that I have read, understood and agree to be bound by the Terms set out in this Agreement.

Signature

Date

Home Address:

Home Telephone:

Email:
