



SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement is made by and between Sea Coast Rentals, Inc. and Guest. The parties agree to the following terms of this Short Term Rental Agreement. The deposit paid shall constitute acceptance of this agreement.

1. **PROPERTY:** The property is located at: 4155 S. Atlantic Ave New Smyrna Beach, FL 32169. Office phone number is: 386-428-9044
2. **MAXIMUM OCCUPANCY:** The maximum number of guests is limited to 4 persons for a 1 bedroom and 6 persons for a 2 bedroom.
3. The rental begins at 4pm on the "*Check-in Date*" and ends at 10am the "*Checkout Date*".
4. **RENTAL RULES:** Guest agrees to abide by the Rental Rules at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the Rental Rules at all times while at the property.
5. The owners or management are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners or management are not responsible for the loss of personal belongings or valuables of the guest. It is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
6. **ACCESS:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner. Guest will be issued 2 sets of keys upon check-in. Guest will be charged a fee for lost keys.
7. **RENTAL RATE AND FEES:** \$300 deposit is to be paid at time of reservation, and will be applied toward rental balance due. For rentals less than 30 days, payment in full of rental balance must be paid 30 days prior to check-in date.
8. Pre-authorization of credit card charge of \$300 is required at check-in and will serve as a damage deposit and funds will be released within 30 days of departure less any deductions.
9. **CANCELLATION POLICY:** If Guest wishes to cancel his/her reservation, the deposit payment less administrative fee of \$25 will be refunded if cancelled 60 days prior to the Check-in Date. Cancellations of less than 60 days will forfeit the reservation deposit.
10. **REFUNDS:** There will be no refund or partial refunds due to weather conditions unless a mandatory evacuation is issued.
11. Guest must be 25 or older to reserve a unit, and must accompany any minors occupying the unit for overnight stays.
12. **DEPARTURE:** Guest agrees to leave property reasonably clean and in order. Check out is at 10a.m. Additional cleaning charges may apply for excessively dirty units or laundry. See Departure Responsibilities.



RULES AND REGULATIONS

1. All cars must be registered in the office at time of check in. You will receive a parking permit for your vehicle. Please park in your assigned space. Cars parked in other spaces are subject to towing.
2. Upon check in you will receive wrist bands which each guest must wear while in pool area and on beach deck.
3. If the premises appear dirty or damaged upon Check-in, please inform the manager immediately.
4. The additional key is for the laundry room located on each floor in the entrance corridor at the front of the building. The same key opens the clubhouse door. Please close doors when not in use.
5. There are luggage carts under the stairwells on the first floor. Please return them to the proper place after use.
6. Pets are not allowed. A violation of this policy will result in eviction and forfeit of deposit and any rent paid.
7. Smoking is prohibited in the condos and the clubhouse for guests and owners.
8. Please comply with all posted pool rules. Drinks are not allowed in the pool.
9. No glass, frisbees, balls, drones, surf boards or large floats are allowed in the pool area or on the sundeck. Please do not play or hang on the pool rope. No radios are allowed in these areas without earphones.
10. Children under the age of 12 must be accompanied by an adult at the pool, in elevators and stairwells. Please do not allow your children to wander around unsupervised.
11. Children that are not toilet trained must wear a swim-diaper while in the pool.
12. Upon returning from the beach, please wash sand off your body and feet. Dry yourself off completely before entering buildings and elevators.
13. Do not hang towels or articles of clothing over balcony railings.
14. Condos are all privately owned. Keep the property and furnishings in good order, and only use appliances for their intended uses. Please do not take towels or kitchen items from the condo you have rented.
15. Guests shall contact the Office or the Manager (after hours: use the Emergency number posted) should you become locked out during your stay. Guest will be responsible for payment to Locksmith, if needed.
16. Seasonal note: Please comply with posted notices regarding annual sea turtle nesting season May 1-October 31.



DEPARTURE RESPONSIBILITIES

- Check out is PROMPTLY at 10a.m. on your departure day
- Load and run the dishwasher
- Leave beds unmade
- Leave only your FINAL days towels by keeping up with laundry during your stay
- Remove and dispose of all items from refrigerator and cabinets
- Make sure all windows and doors are locked securely
- Return all keys, parking passes and wristbands to rental office or drop box