

White Sands Rental Agreement

Email: whitesands@earthlink.net

Web Site: www.mermaidvillas.com/whitesands.html

Thank you for choosing **White Sands** as your tropical home away from home. The address is: 57457 Morton St., (Grassy Key), Marathon, Fl. 33050.

Rental Period: Saturday - 3PM arrival thru Saturday - 10:00AM departure

Maximum # in Party: **x** adults **x** children, **x** vehicles, **x** watercraft

Rental Rate	See schedule	Due Date: See below
Sales Tax at 12.5 %		
Total		
Reservation/Security deposit	\$1000	

I hereby agree to pay a **\$1000** reservation deposit to be received at time of booking to reserve this home. On arrival this will become your security deposit. A personal check will be accepted. Please mail your payment, (check payable to: KHaley) with a signed copy of this agreement to: **KHaley, 5820 SW 199th Ct., Dunnellon, FL 34431**. This booking is not confirmed until receipt of your reservation deposit.

Payment of your rental fee and lodging tax of **xxxx** must be received 2 weeks prior to arrival date at the above address. Please make check payable to K. Haley. On receipt of your payment we will forward you driving directions for White Sands. Our local caretakers, Doug and Donna Felling are available to meet you at the property for a quick tour if this is your first visit. They are also available for any emergency needs during your stay.

CANCELLATION: In the event of a cancellation, notice must be received in writing no later than thirty (30) days prior to the first day of the rental period in order to receive a full refund of the reservation/security deposit. Reservations cancelled with less than **30** days notice in advance of reservation date will be refunded only if a replacement rental is obtained. If we are unable to replace the booking a **\$1000** cancellation fee is charged.

REFUNDS: There are no refunds for late check in or early check out, bad weather or illness. If Federal, State or local authorities call for an evacuation in the event of a tropical storm, a refund will be made from the date the evacuation is ordered.

SECURITY DEPOSIT: Your security deposit will be deposited into a non-interest bearing account. If there is no damage over normal wear and tear, no extra-ordinary cleaning, and no more than the agreed upon guests, you will be issued a check, which will be mailed to you within two weeks of your departure.

VEHICLES and BOATS: Parking in driveway will accommodate a maximum of two vehicles, no parking on the lawn or adjacent properties. Dockage is not included in the above price. (A boat trailer can only be parked in driveway if no longer than one car length; otherwise trailer must be

stored at a marina). Local ordinances do not allow trailer parking on street, house is on a private single-lane street and road access must be kept clear for emergency vehicles.) The OWNERS are not responsible for damage to boats tied to docks or left on the property as a result of attempted theft, storm damage, improper mooring, etc. We are not responsible for controlling depth to and from the rental.

CARE of UNIT: You are responsible for maintaining the premises in a neat, sanitary condition. Mid-week maid service is not provided unless prior arrangements have been made. Please return the keys to Doug & Donna Felling. Upon departure you are expected to leave the property as you found it, tidy, food removed from the refrigerator, garbage placed outside in the trash containers, and all lights turned off. We expect to find only the last days linens and towels to be washed. You will be responsible for any damage or losses to the rental property, for extra ordinary cleaning fees and replacement cost of lost keys. (\$25.00 per key).

INVENTORY: The rental is equipped with linens, towels, cooking utensils, pots and pans, dishes and appliances. In addition there is a washer/dryer, grill, small appliances, coffee maker, etc. Our housekeepers inventory these items after each rental. You will be charged for any broken or missing items.

CONDUCT: You and your party agree not to DISTURB THE NEIGHBORS with loud noise or music or unlawful or unsafe behavior. If you allow or participate in such behavior, you will be asked to leave and will forfeit the remainder of your rental fee and deposits. Participation in unlawful activities including environmental destruction, natural resource violations, use of illegal drugs, or public nuisance violations may be cause for eviction.

LONG DISTANCE CALLS: The phone # at White Sands is 305-289-6263, as a service to our guests we offer free wireless internet connection using Bell South and free domestic phone calls. Please be advised this number has toll restriction for international calls.

PETS: Pets are not allowed

SMOKING/FIREWORKS: This is a non-smoking home, smoking only on outside decks. Smoking inside this home will result in forfeiture of your security deposit. Fireworks are prohibited and may result in governmental fines and immediate eviction.

DISCLAIMER: Katreena Haley shall not be responsible for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by lessee or by any person who may at any time be using or occupying or visiting the leased premises, whether the loss, injury, death or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of lessee or of any occupant, subtenant, visitor or user of any portion of the premises, or shall result from or be caused by any other matter or thing. Lessee shall indemnify Katreena Haley against all claims, liability, loss or damage whatsoever on account of any such loss, injury, death or damage. Lessee waives all claims against Katreena Haley for damages to the property of lessee in, on, or about the premises, and for injuries to persons or property in or about the premises, from any cause arising at any time.

RIGHT OF ENTRY: Doug and/or Donna Felling shall have the right to enter the property at

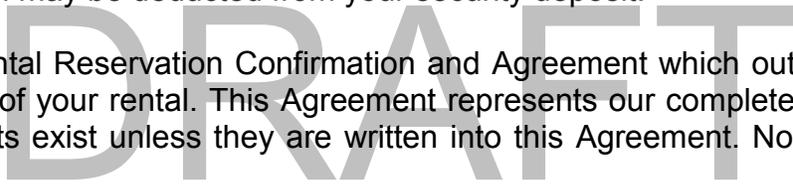
reasonable hours for the purpose of making repairs or inspections, pool service and landscape maintenance.

PERFORMANCE: This agreement imposes an obligation of good faith in its performance and enforcement. If you default in performing any of the obligations herein, Katreena Haley shall be entitled to recover costs and expenses, including court costs and reasonable attorneys' fees. This Agreement shall be construed to conform to the Chapter 509, Florida Statutes.

OCCUPANCY: Occupancy is limited to **x adults/ x children**. Exceeding the allowed occupancy will result in a breach and default under this Agreement and forfeiture of rents and security deposit. **NO** parties, weddings or gatherings for groups larger than those renting a house are allowed without prior written permission.

GUEST LIST: The names of ALL guests & their **ages** staying at the property must be listed below:

CHECK IN/CHECK OUT: Check in time is 3:00 PM unless arrangements have been made prior to arrival. Check out time is no later than 10 AM. Late check out may subject you to additional rent being due which may be deducted from your security deposit.



This is a 3 page rental Reservation Confirmation and Agreement which outlines the conditions and financial terms of your rental. This Agreement represents our complete understanding and no other Agreements exist unless they are written into this Agreement. No verbal agreements shall be binding.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ THIS AGREEMENT AND HEREBY AGREES TO ITS TERMS.

Tenant Signature *Date*
(Must be 25 Years or older to Sign this Agreement)

Time of Arrival *# in Party*

Address

Contact Phone #'s

City, state, zip

E-mail Address

Please coordinate your arrival time with Doug & Donna Felling
phone (H) 305-743-9864
Or cell #'s: Donna 305-481-4782, Doug 305-481-4783
Katreena Haley cell # 352-362-9565 or whitesands@earthlink.net