

Sandpiper Key Condominium Association, Inc.

1601 Beach Rd. Englewood, FL. 34223

(941) 475-3108

Reservation Agreement

SAMPLE

Sandpiper Key Condominium Association, Inc.

Hereafter called RENTAL AGENT, is an agent and representative of the landlord, and enters into this agreement for the short-term rental of the following unit:

UNIT NO.

ADDRESS

City: **Englewood, Florida, Zip 34223** Unit Phone # 941-

TENANT INFORMATION

NAME-

ADDRESS:

TELEPHONE:

RENTAL TERM

Tenant agrees to rent this property for a term beginning at 12:00PM day of

And ending at 10:00 AM on the day of

*****See Paragraph 1*****

RENTAL AMOUNT

It is hereby agreed that the rent for this unit is \$

Total Rental Amount \$

Cleaning Deposit \$

Applicable Tax 12% \$

Security Deposit \$

Total Amount Due \$

Reservation Deposit \$

Balance Due \$ Due on or before

The balance is due 60 days prior to the rental start date and is payable in Travelers Checks, personal checks (in U.S. Dollars), Money Orders, Certified Funds.

TENANT RESPONSIBILITY

Tenant is responsible for the following:

Long Distance Phone Charges (*Long-distance blocks are on all phones. You will need to use your phone calling card, a pre-paid calling card, or your cell phone to make any long distance calls.*)

(If tenant is responsible for any of the above charges the Security Deposit may be held up to 60 days pending receipt of final invoices)

Utility Rate Cap of \$150. Any energy costs in excess of \$150/month are the responsibility of the tenant and will be deducted from the Security Deposit.

All of the above charges are subject to applicable taxes

PLEASE SIGN ON THE BACK SIDE AND RETURN THIS COPY.

TERMS AND CONDITIONS **SAMPLE**

1. If you will be arriving on the **1st day of January**, you may pick up your **Rental Packet with Keys** at the rental office between Noon and 4:00 P.M. If arriving the 1st of February or March, you may pick up your Rental Packet with keys in the rental office between 2:00P.M. and 4:00P.M. Units will not be available until 2:00P.M. (No exceptions). **If you will be arriving after 4:00 P.M. on the first day of the month, please call the rental office in advance to make arrangements.** The rental office hours are Mon-Fri 9:00A.M. to 3:00P.M. **The rental office is not open on the weekends. If you arrive on a weekend, other than the first day of the month, you will need to make arrangements for sleeping accommodations until the next workday.** If you remain in the unit after the end of the rental period, pro-rated rent plus taxes may be charged and deducted from the security deposit. Occupancy after 10:00A.M. on departure day may constitute additional pro-rated rent.
2. **Security/Cleaning/ Reservation Deposits** are being held in a non-interest bearing account at Englewood Bank. Rental Agent will return the Security within 60 days after the departure date and after all utility or other related charges for which the tenant is responsible have been received and subtracted from the deposits. The rental unit will be cleaned after the tenant's departure at the tenant's expense. **A reasonable cleaning fee, which will be determined on a case-by-case basis based on the amount of cleaning that needs to be done, will be deducted from the cleaning deposit.** Any overages on the cleaning fee will be deducted from the security deposit.
3. If for any reason the full rent plus taxes are not paid or if tenant cancels this reservation the reservation deposit, rent, taxes are **Not refundable** unless rental agent is able to re-rent under the **same terms and conditions** of this agreement. Once the unit has been re-rented under the same terms and conditions of this agreement, the Rental Agent will refund the monies paid less 15% of one months rent cancellation fee and any extra charges assessed to the owner due to the cancellation. If a tenant does not pay the balance due by the date so noted on agreement the unit will be put back on the rental market and the reservation deposit will be treated as above. If for any reason the unit becomes unavailable to rent, the Rental Agent agrees to refund the monies paid and the tenant agrees to not hold claims against the Rental Agent.
4. Tenant agrees to abide by all rules and regulations of Sandpiper Key Condominium.
5. If unit is placed on the market for sale, tenant agrees to allow the unit to be shown by appointment.
6. **Repairs and Maintenance** problems must be brought to the Rental Agents immediate attention or tenant will be held liable for damages. Neither Rental Agent nor Owner will be responsible for any unauthorized expenses incurred by tenant or his/her guest. Cost on needless service will be charged to the security deposit.
7. **All units are non-smoking units. Pets are not allowed in any rental units.**
8. **The maximum number of persons allowed to occupy a unit is either, 1) 4 in a two-bedroom unit and 6 in a three-bedroom unit or 2) for use by all members tenant's immediate family.**
9. **There can be only two cars for parking overnight at each unit.**
10. **Owner is prohibited from occupying any portion of said unit or using any of the association amenities including, but not limited to, the clubhouse, covered or open parking areas, laundry facilities, pools or any other recreational or community facility during the periods others are occupying said unit during any period in which Owner's unit is rented by Rental Agent. An owner whose unit is being leased may not be treated or considered a guest or visitor with regard to occupancy in the leased unit.**
11. If Rental Agent has to employ the services of an attorney to enforce any conditions of this agreement, or because a tenant takes action to recover deposits not due, tenant shall be liable to Rental Agent for reasonable Attorney's fees incurred by Rental Agent. This contract is binding on and the benefits inure to the heirs and personal representatives of the parties.

Radon Gas: Radon is a natural occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of Radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding Radon and Radon testing may be obtained from your county public health unit. Pursuant to 404.056(8), Florida Statutes.

Acknowledgement: I/We understand and accept the terms and conditions of this agreement. This agreement is made in and shall be governed by, the laws of the State of Florida. This reservation agreement is taken in full compliance with Federal, State, and local fair housing law without regard to race, color, religion, sex, country of origin, handicap or familial status. Tenant has acknowledged reading the condominium rules and regulations. The tenant agrees that upon surrender, abandonment, or recovery of possession of the dwelling unit due to the death of the last remaining tenant, as provided by Chapter 83, Florida Statutes, the landlord shall not be liable or responsible for storage or disposition of the tenant's personal property.

Tenant

**Coldwell Banker Sunstar Realty, Inc.
Agent for Sandpiper Key Rentals**

Tenant

DATE

Please sign and return one copy of this agreement along with your deposit check. Keep the second copy for your records.