

iTrip Transient Rental Agreement

iTrip Sarasota & Venice / 5774 S Tamiami Trail / Sarasota, FL 34231

Phone: / Fax: (941) 225-2624 / siestakey@itrip.net

Tenant: _TenantName_ **Phone:** _TenantPhone_ **Email:** _TenantEmail_
Address: _TenantStreet_ _TenantCity_ _TenantState_ _TenantPostal_

This Agreement will confirm your rental of Private Siesta Key, 4-bedroom home on the Canal, Heated Pool, Mid-Century Style for _NumNights_ nights as follows:

Check-In: _CheckinDate_ _CheckinTime_

Check-Out: _CheckoutDate_ _CheckoutTime_

Rental: \$ _Rental_

Fees: \$ _Fees_

Taxes: \$ _AreaTax_

Total: \$ _NetAmount_

Security Deposit: ... \$ _RefundableSecurityDeposit_

Deposit: \$ _DepositAmount_ (due _DepositDueDate_)

Balance: \$ _BalanceAmount_ (due _BalanceDueDate_)

AGREEMENT

iTrip Sarasota & Venice, the Agent of the Owners, and Tenant agree as follows: Above Tenant is at least twenty-five (25) years of age (an "adult") and will be an occupant of the unit Private Siesta Key, 4-bedroom home on the Canal, Heated Pool, Mid-Century Style during the entire reserved dates. In addition to Tenant, other authorized occupants may be family members or friends of Tenant. Use of the premises will be denied to persons not falling within the foregoing categories. Should any unauthorized persons occupy or use the Premises, Tenant shall vacate the premises immediately without any refund. No key will be issued to anyone who is not an adult.

By signing this agreement you agree that your rental is transient in nature and does not provide you with tenant rights. Leases 6 months or less are considered 'Transient Rentals' and fall under the Florida Division of Hotels. Transient accommodations or "short term rentals" are also subject to Florida Sales and county tourist development taxes which are added as a part of your total payment.

RESERVATIONS

All times are Central Standard Time and currency is USD unless otherwise noted. While every effort will be made to have the unit available for check in at _CheckinTime_, during high season cleaning crew may require additional cleaning time and check in may be delayed up to 5 pm. Reservations will be held for seven (7) days. If signed rental agreement and payment are not received within a seven (7) day period from the date of the Tenant's signature, the reservation will be cancelled.

DEPOSIT

A deposit totaling 35% of the agreed upon Total Amount is due with acceptance of rental agreement. Payment of deposit shall be deemed as acceptance of this rental agreement. Payment may be made by traveler's checks, bank money order, wire transfer, or certified check or major credit card. Personal checks will be accepted upon approval; if funds are not credited within Ten days booking will be cancelled. The deposit amount is \$ _DepositAmount_. If a reservation is made within 30 days of arrival, the entire amount is due to secure your reservation.

BALANCE

In low season (April 15 - Dec 15) the balance is due 30 days prior to arrival date and includes a refundable damage deposit.

In high season (Dec 15 - April 14) the balance is due 60 days prior to the arrival date and includes a refundable damage deposit.

The balance is due on _BalanceDueDate_. Payment may be made by traveler's checks or certified check or major credit card. Personal checks will be accepted upon approval; if funds are not credited within seven days booking will be cancelled; if this happens, deposits will be refunded less a \$100.00 administrative fee. Damage deposit will be refunded within 7 -10 days of checkout pending inspection by cleaning firm.

CREDIT CARDS AND ID

When paying with a credit card, you will need to email, fax or text a clear copy of a government issued ID (valid drivers license or passport) and a copy of your credit card front and back for bookings made requesting check-in within 7 days or less. We reserve the right to meet you at check-in and verify you match the ID provided to provide entry. The guest, credit card and ID must all be the same for bookings made within 7 days. If you fail to provide proof, we will cancel your reservation and refund the card charged with a cancellation charge. This is to protect us and the properties against the use of stolen credit cards.

CANCELLATION POLICY

In the event that you must cancel your reservation, please be aware that there are financial consequences for cancelled reservations. If your reservation includes dates of stay between January 1 and April 15, then your reservation is considered 'high season'. If your reservation does not include dates of stay between January 1 and April 15, then your reservation is considered 'low season'.

For **High Season reservation cancellations**, cancellation requests must be received at least 60 days in advance of your stay for full refund minus a cancellation fee. Cancellation fees is \$250 or 3.5% of any monies already paid by credit card, whichever is greater. GUESTS THAT CANCEL WITHIN 60-DAY TIME FRAME WILL FORFEIT ANY PAYMENTS.

For **Low Season reservation cancellations**, cancellation must be received at least 30 days in advance of your stay for a full refund minus a cancellation fee. Cancellation fee is \$250 or 3.5% of any monies already paid by credit card, whichever is greater. GUESTS THAT CANCEL WITHIN 30-DAY TIME FRAME WILL FORFEIT ANY PAYMENTS.

Refunds will be issued only by check for any form of payment if payment was made more than 50 days prior.

There will be no refund for early departure unless authorities enacts a mandatory hurricane evacuation for the location of your reserved property covering dates of your stay. Vacation Insurance is recommended.

Repairs, maintenance and renovations to buildings that are conducted by the Homeowners Associations and by other private owners are out of our control. These processes may involve noise and inconvenience during daylight hours. If we are advised in advance of your arrival that any significant work will be under way, we will advise you. However, in most cases, we are not advised before the work is to begin or how long it will last. Most work in condo buildings is

conducted in the off-season, between May 1 and Dec 1, unless required due to an emergency. Refunds will not be made for noise and/or inconvenience caused by building repairs, maintenance and/or renovation work that we do not control.

HAZARDOUS PRACTICES

No open flames ie. candle burning is permitted in the home. Do not dismantle smoke detectors as they are there for your protection. Use the overhead stove fan when cooking to avoid accidental, activation of smoke detector alarm.

PET POLICY

No pets of any kind are allowed. If evidence of a pet is found in the home or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit.

FAMILY RENTAL ONLY

Reservations made for teenagers or young single groups will not be honored without any accompanying adult staying in the unit at ALL times. We require at least one member of the party to be 25 (twenty-five) years of age! Any violators will be evicted according to Florida Statute 508.141 with forfeiture of all monies.

SMALL CHILDREN

This property is not suited for small children. Only children over the age of 8 years of age may stay in the home.

FALSIFIED RESERVATION

Any reservation obtained under false pretense will be subject to forfeiture of reservation deposit, damage deposit, and/or balance of rental payment.

HOUSEKEEPING

There is **no daily maid service**. Linens and towels are included and not to be taken from the unit. An initial setup of trash liners, bathroom paper, soap is provided. There is a \$_CleaningFee_ one time cleaning fee. Additional cleaning fees will be due in the event that cleaning involves the removal of excessive sand.

UTILITIES

No compensation will be given for temporary outage of electricity, gas, water, cable, or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible. Please note that you may want to bring a calling card for placing long distance phone calls, as these are restricted.

KEYS

You will receive the check-in instructions from the Property Manager approximately (1) week before your arrival.

NONSMOKING PROPERTY

Smoking is strictly prohibited. Your damage deposit will be forfeited and you will incur an additional charge for deodorizing if any evidence of smoking is found.

ENTRY BY OWNER

Owner or owner's agents may enter the premises under the following circumstances: in case of an emergency; to make any necessary or agreed upon repairs, alterations, or improvements; supply necessary or agreed upon services or show the premises to prospective purchasers, renters or contractors. Owner will provide renter with at least 24 hours notice of Owners intent to enter (except in the case of an emergency).

RULES AND REGULATIONS

1. Tenant agrees to leave the premises and its contents in the same condition, neat and tidy, as Tenant found the premises to be upon move-in, normal wear and tear expected. Beds should be stripped of linens and placed in a pile in each bedroom for housekeeping.
2. All dishes are to be washed and all garbage removed from the premises and placed in outside receptacles. Please place trash bins in front of house for pickup.
3. The slate countertops in the kitchen require special care. Do not use cleaning liquids on them and dry after they become wet to prevent staining.
4. Close all blinds in all rooms.
5. The maximum number of occupants shall not exceed (4). The owner will occasionally allow additional guests, however call to discuss. We will update your booking agreement in writing should additional occupants be allowed.
6. Furnishings are not to be removed from the premises for use outside or in other properties.
7. "No pets" policy must be observed. Pets are not allowed on premises.
8. Smoking is not allowed in the unit.
9. Reservations are not made by or for a minor, defined as any person under the age of twenty-five (25).
10. All keys are to be returned upon move-out by Tenant. There will be a \$10.00 charge per key if not returned within 2 weeks of check-out date.
11. Tenant and any guest of Tenant shall obey all laws of the state of Florida, as well as local laws, at all times while they are on the premises. Failure to abide by the laws of Florida or the above rules may cause tenant to be asked to vacate the premises and forfeit all rents and security/damage deposits.
12. There are Quiet hours on the patio of 10PM - 8AM during the week and 11PM - 8AM on the weekends. You will be staying in a residential neighborhood on the water and water carries sound. Excessive noise can result in eviction.

SLEEPING CAPACITY/DISTURBANCES

Tenant and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: Occupancy exceeding the sleeping capacity of six people, using the premises for any illegal activity, causing damage to the premises rented or to any of the neighboring properties and any other acts which interferes with neighbors' right to quiet enjoyment of their premises. No parties are allowed in this property, and any action which interferes with neighbors' right to quiet enjoyment of their premises can subject you to eviction. Occupancy may not exceed 6 people at any given time. The standard rate is for 4 people and a per nightly rate is accessed for up to 2 extra people. Charges for additional people are at a minimum by week.

HOLD HARMLESS

iTrip or the Owner, does not assume any liability for loss, damage or injury to persons or their personal property. Neither does owner accept any liability for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, acts of God, or other reasons beyond its control.

Tenant agrees to indemnify, defend, and hold the Owner and iTrip Sarasota & Venice, its landlord, officers, employees, and agents harmless of and from any liabilities, costs, penalties, or expenses arising out of and/or resulting from the rental and use of the premises and any items and/or equipment found on the premises, including but not limited to bicycles.

RELEASE OF LIABILITY

This property contains a private pool and is located on a canal. Use at your own risk. By signing this agreement, the renter and all members of renter's party agree to hold harmless and provide Owner and SVR a full release of liability from any mishap on the property including but not limited to the pool or the canal. No jumping or diving into the pool. No swimming in the canal.

MAINTENANCE

Please report any maintenance needs for the premises to the us and we will respond as quickly as possible. Refunds will not be made for maintenance issues including, but not limited to heating and air conditioning, appliances, televisions, and stereos.

LINENS/TOWELS/SUPPLIES

The owners furnish linens and towels. Any lost or damaged linens will be deducted from your deposit. An initial supply of paper products is provided. Extra items needed are the responsibility of the Tenant. Limited cleaning supplies may be provided. We recommend that you bring any special items that you may need.

PARKING

This property will allow parking for up to 3 cars and a boat trailer. No jet skis or RVs are allowed.

TELEPHONES

are not provided.

LIMITED DAMAGE WAIVER PROGRAM

- 1. Terms of Waiver:** As an enrolled, Covered Guest, staying at an iTrip Franchisee property, under this plan, you will not be obligated to pay for Covered Damage (defined below) to real or personal property of the owner of the rental unit located within the rental unit occupied by the Covered Guest. When the Covered Guest purchases this plan, the property manager waives the right to charge the Covered Guest for Covered Damage to the unit as a result of your inadvertent acts or omissions during the duration of the Stay. Maximum limit of this waiver of liability is \$1,475.00 aggregate per stay.
- 2. Conditions:** The Limited Damage Waiver Program has certain conditions. Covered Damage does not include, and the Covered Guest remains liable for, the following:
 - Damages caused by Intentional Acts of a Covered Guest
 - Damages caused by gross negligence or willful and wanton conduct.
 - Any damage that the Covered Guest does not report to iTrip staff in writing by the time the Covered Guest checks out of the unit.
 - Damage from theft without a valid police report.
 - Damage caused by any pet or other animals brought onto the premises by any Guests, whether or not the property is "pet friendly".
 - Damage or loss of any property owned by or brought onto the premises by a Covered Guests or invitee of Covered Guest.
 - Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.
 - Damaged Caused by any forbidden items or property usage including but not limited limited to BBQ Grills, Candles, Cigarettes, etc.
 - Damage to any mattress caused by removal of the waterproof mattress cover.
- 3. Definitions:**
 - "Covered Damage": All damages to property of the unit's owner, up to \$2,475.00 in the aggregate for each Stay, that occurs during the Covered Guest's stay and that is the result of the inadvertent acts or omissions of the Covered Guest or the Covered Guest's invitee, excluding the damages listed in the conditions section above.
 - "Covered Guest": All registered guests and all persons booked to share the same unit of accommodations, and have paid the required plan cost.
 - "Stay": The stay at an iTrip unit, from the date of a Covered Guest's check-in to the date of check-out.
- 4. Administrative Procedure:** iTrip staff will administer and determine a damage qualifies as Covered Damage. Such staff will have the sole authority to determine the nature and extent of damages, necessary repairs and eligibility for the waiver of liability described herein. The Covered Guest must report any theft or damage to the unit or its contents to iTrip staff by the time of check-out or any otherwise applicable damage waiver for such Covered Guest will be void. The iTrip Franchisee has ultimate claim administration authority. Arbitration is required prior to litigation.
- 5. Terms of Coverage:** The plan takes effect upon check-in on the booked arrival date to an iTrip unit. All coverage shall terminate upon normal check-out time of the iTrip unit or the departure of the Covered Guest, whichever occurs first.
- 6. Fee:** \$99.00 for your covered stay.

IMPORTANT NOTE:

Violation of any condition of the terms of iTrip voids the Damage Waiver Program without refund of any portion of booking/damage waiver fee. Guest Agrees that damages not covered by the Damage Waiver Program or in excess of the Damage Waiver Program limit of \$1,475.00 shall be paid by guest immediately. Guest authorizes iTrip to charge the cost of damages to guest's credit card in accordance with this agreement and the terms and conditions of the rental agreement. By submitting payment for this reservation, you authorize iTrip to include the costs of this Damage Waiver Program in your reservation. Please contact iTrip directly if you do not wish to participate in this plan or assignment.

Unless Tenant elects the Limited Damage Waiver Program, Tenant agrees to be pay for damage to the Unit or property within the Unit, except normal wear and tear, that occurs during the Tenant's stay in the Unit. Tenant authorizes iTrip to charge the amount of damages, as determined solely by iTrip, to guest's credit card in accordance with this agreement

ADDITIONAL TERMS AND CONDITIONS

The undersigned Tenant, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all liabilities, claims, demands, and causes of action by reason of any injury, loss of damage by whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim

or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover any reasonable attorneys fees and costs. Owner/SVR reserves the right to terminate this Agreement upon their discretion at any time.

In the event the Owner and/or iTrip Sarasota & Venice, its landlord, officers, employees and/or agents, are required to file any action in court in order to enforce any provisions of the agreement, Tenant agrees to pay the Owner and/or iTrip Sarasota & Venice, its officers, landlord, employees, and/or agents, all reasonable attorney fees, court fees, and costs of suit incurred by the Owner and/or iTrip Sarasota & Venice, including all collection expenses and interest due.

CREDIT CARD AUTHORIZATION:

I understand and consent to the use of the credit card provided without original signature on the charge slip, I understand that by "clicking" that I have read the terms and conditions of this property, I am bound by this agreement and I have signed "electronically, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after leased premises are vacated. Charges may include but not limited to: unauthorized Smart TV internet charges, damages beyond normal wear and tear.

Please remember that you are renting a private home. Please treat it with the same respect you would like shown in your own home.