

iTrip Rental Agreement

iTrip Key West / PO Box 420642 / Summerland Key, FL 33042

Phone: (305) 946-1543 / Fax: (305) 417-6525 / keywest@itrip.net

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

This Agreement will confirm your rental of Salt Life 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 Key West, 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 Salt Life, located at 501 E Ocean Dr #32, Key Colony Beach, FL 33051, 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. Additionally, to prevent fraud, we require a copy of Tenant's Driver's License or Identification Card and a copy of the Credit Card (please block all information except the name and the last 4 numbers) used for this payment. Please copy both, scan and submit to keywest@itrip.net. Failure to do so may result in cancellation of your reservation.

RESERVATIONS

Reservations may be placed up to one (1) year in advance, but are subject to the rates in effect for the year said reservations are placed. All times are Eastern 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. Any reservation resulting from a rate error for any reason, including, but not limited to technical "glitch", pricing anomaly, etc are invalid and will be canceled and any monies paid will be refunded.

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_.

BALANCE

Balance is due 60 days prior to arrival date and includes a refundable damage deposit, unless the non-refundable Limited Damage Waiver option is selected. 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 \$250.00 administrative fee. Damage deposit will be refunded within 7 -10 days of checkout pending inspection by cleaning firm.

CANCELLATION POLICY

In the event that you must cancel your reservation, please be aware that cancellations must occur at least 60 days prior to arrival date. If cancellation occurs 60 days or more prior to arrival date all monies will be refunded with the exception of a \$250.00 administrative fee. GUESTS THAT DO NOT CANCEL WITHIN THE 60-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT. There will be no refund for early departures, weather events (including hurricane's), pandemic's or mandatory evacuation orders. We STRONGLY recommend purchasing Vacation Trip Insurance to cover yourself should you need to cancel.

HAZARDOUS PRACTICES

No barbeque grills of any kind are permitted on balconies or in the unit. No open flames ie. Candle burning is permitted on balconies or in the unit. 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.

NO PET/PET POLICY

Pets are strictly prohibited. If evidence of a pet(s) is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit. Additional charges may be incurred for remediation of pet(s) related issues, including excessive hair, strong smells, urine/feces, etc. Additional charges will be billed to the credit card on file. Limited Damage Waiver does not cover pets or pet damage.

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.

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, toilet paper and paper towels are 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 trash, dirt, sand, etc. Additional cleaning fees will be charged to the credit card on file.

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.

PROPERTY ACCESS

Tenants and all their guests This unit utilizes a keypad digital door lock. You will receive your code to the door lock 2 days prior to your check-in day and after you submit the completed and signed Key Colony Beach Rules and Regulations forms, copy of your Driver's License (or other Government Issued Identification Card) and copy of Credit Card (with all information blocked out except your name and last 4 digits). The code is active from 4pm on check-in day to 10am on check-out day.

NO SMOKING

Smoking is strictly prohibited on the Key Colony Beach Club grounds, as well as inside the condo. Your damage deposit will be forfeited and you will incur an additional charge for carpet cleaning and deodorizing if any evidence of smoking is found. Additional charges will be billed to the credit card on file. Limited Damage Waiver does not cover smoking.

ENTRY BY OWNER OR KCBC REPRESENTATIVE

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).

KEY COLONY BEACH CLUB (KCBC) RULES

1. Tenant must check in at the office upon arrival. If arriving after hours or on the weekend, please register your arrival on the next business day. The office is located in front of the facility and is open from 9:00am-4:00pm.
2. Patios and balconies must not be used for storage, including the storage of any watersport equipment.
3. No cooking grills or fires allowed on the balconies. Only grills provided by KCBC are allowed and must remain in designated area.
4. Nothing shall be swept, thrown, or shaken from the doors, windows, landings or balconies including the water from plants.
5. Nothing shall be placed upon the exterior sills, balconies or railings.
6. "No pets" policy must be observed. Pets are not allowed on premises.
7. Guests are expected to act in a civil, respectful manner always. Noise shall be sufficiently low to not disturb neighbors. Quiet hours are from 10pm to 8am.
8. All trash including garbage, paper goods and small items are to be disposed of in the dumpsters. No items are to be left outside dumpsters. Sealed or tied heavy-duty plastic bags should be used to avoid leakage. Recycling bins are in place in the dumpster area. Please ensure that recycled items are placed in the appropriate bins.
9. Bicycles must be labeled with owner's name and unit number. Bicycles without clearly visible labels showing owner's name and unit number will be discarded. Bicycles may not be left at entrances, passageways or in common areas.
10. Open fires of any form are not permitted on KCBC property at any time; this includes all common areas around the building, patios and beach.
11. No firearms, BB guns or other weapons of any kind shall be displayed on KCBC grounds.
12. Fireworks are not permitted on KCBC grounds at any time, including the beach and pier.

HOUSE RULES

1. The booking tenant (name on lease agreement) must be a **MINIMUM OF 25 YEARS OF AGE**
 - If the booking tenant is found to be less than 25 years of age, all guests will be asked to vacate immediately with no refund of rent or damage deposit
2. The booking tenant is responsible for all guests and must occupy the property for the entire duration of the booked dates
 - If the renter on the lease agreement is found to not be occupying the property for the entire duration of the booked dates, all guests will be asked to vacate immediately with no refund of rent or damage deposit
3. No more than the maximum occupancy limit (5 people, including children in cribs) may be at the property at any time
 - Unfortunately, if more than FIVE (5) people are found on the premises, you will be immediately evicted with no refund of rent or damage deposit
4. Smoking is **STRICTLY PROHIBITED** on the premises
 - If evidence of a smoking is found in the unit, you will be asked to vacate immediately with no refund of rent or damage deposit
 - Smoking is not allowed in any common area of Key Colony Beach Club, including but not limited to:
 - pool, pier, beach, office, parking area
 - Guests are asked to refrain from smoking on the balconies out of respect for their neighbors
 - Smoking of cigars anywhere on the property is prohibited
 - Additional charges may be incurred for remediation of smoking related issues, including strong smells, clean up of cigarette/cigar butts/ashes, burn marks, damage, etc
 - Additional charges will be billed to the credit card on file
5. Drugs are **STRICTLY PROHIBITED** on the premises
 - If evidence of drugs or drug use is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit
 - Additional charges may be incurred for remediation of drug related issues, including strong smells, clean up of drug paraphernalia, burn marks, damage, etc
 - Additional charges will be billed to the credit card on file
6. Pets are **STRICTLY PROHIBITED** on the premises
 - If evidence of a pet(s) is found in the unit or on the premises you will be asked to vacate immediately with no refund of rent or damage deposit
 - Additional charges may be incurred for remediation of pet(s) related issues, including excessive hair, strong smells, urine/feces, etc

- Additional charges will be billed to the credit card on file
- 7. Please do not dismantle any smoke detectors, they are there for your safety
- 8. Please do not remove any furniture, linens or bath towels from the interior of the home
- 9. Do not hang towels, bathing suits, etc. on the balcony.
- 10. While outside, please be aware of how loud you are speaking
 - Not everyone is on vacation and your neighbors may have to get up early for work
- 11. No excessively loud noise between **10:00pm - 8:00am**, no exceptions
- 12. 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.

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 4, 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.

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.

POOL & PATIO

Tenant hereby acknowledges that the premises they have reserved includes a community pool and the undersigned agrees and acknowledges that the pool and patio/deck can be dangerous areas, that the deck/patio can be slippery when wet, and that injury may occur to anyone who is not careful. With full knowledge of the above facts and warnings, the undersigned Tenant accepts and assumes all risks involved to Tenant and all of Tenant's guests in or related to the use of the community pool and patio areas.

PIER

Tenant hereby acknowledges that the premises they have reserved includes a community pier and the undersigned agrees and acknowledges that the pier can be dangerous areas, that the pier can be slippery when wet, and that injury may occur to anyone who is not careful. With full knowledge of the above facts and warnings, the undersigned Tenant accepts and assumes all risks involved to Tenant and all of Tenant's guests in or related to the use of the community pier.

MAINTENANCE/DAMAGE

Please report any maintenance needs for the premises to the us at (305) 340-1355 or keywest@itrip.net 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.

If the Limited Damage Waiver is selected in lieu of a Security Deposit, the Limited Damage Waiver only covers accidental damage reported during the stay. Any damage discovered after check-out or damaged determined to be willfully or negligently caused will not be covered by the Limited Damage Waiver. Additional charges will be billed to the credit card on file.

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 \$2,500.00 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 to BBQ Grills, Candles, Cigarettes, etc.
3. **Definitions:** • "Covered Damage": All damages to property of the unit's owner, up to \$2,500.00 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 whether 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:** \$100.00 for your covered stay. This fee is non-refundable.

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 \$2,500.00 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 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

Please report any accidental damages immediately to us at keywest@itrip.net.

LINENS/TOWELS/SUPPLIES

The owners furnish clean linens and towels. Any lost or damaged linens will be deducted from your deposit. An initial supply of paper products and trash bags are 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

One assigned parking spot is provided. No boats, jet skis, trailers or RVs are allowed.

TELEPHONES

are not provided.

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 reserves the right to terminate this Agreement upon their discretion at any time.

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. Additional charges may include, but not limited to: unauthorized cable, satellite TV or internet charges, additional cleanings due to excessive trash, dirt, sand, etc, remediation of damage caused by smoking and/or pet(s) or any damages determined to be 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.

CANCELLATION POLICY

In the event that you must cancel your reservation, please be aware that cancellations must occur at least 60 days prior to arrival date. If cancellation occurs 60 days or more prior to arrival date all monies will be refunded with the exception of a \$250.00 administrative fee. GUESTS THAT DO NOT CANCEL WITHIN THE 60-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT. There will be no refund for early departures, weather events (including hurricane's), pandemic's or mandatory evacuation orders. We STRONGLY recommend purchasing Vacation Trip Insurance to cover yourself should you need to cancel.