

iTrip Rental Agreement

Tenant: TenantName_ Phone: TenantPhone_ Email: TenantEmail_
Address: TenantStreet_ TenantCity_ TenantState_ TenantPostal_

This Agreement will confirm your rental of the Riverwood Hutchinson Island for NumNights_ nights as follows:

Property Address: 318 NE Edgewater Dr, Stuart, FL 34996

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 Treasure Coast, the Agent of the Owners, and Tenant agree as follows: This agreement is a Transient Lodging Rental Agreement. The above Tenant is at least twenty-five (25) years of age (an "adult") and will be an occupant of the unit Just Listed! Riverwood Hutchinson Island during the entire reserved dates. All other guests will be known to the tenant. Tenant shall not rent out premises to any other party. Should any unauthorized persons occupy or use the Premises, Tenant shall vacate the premises immediately without any refund. Guest in the property shall not exceed 4 At any time.

RESERVATIONS

Reservations may be placed up to two (2) years 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. In the unlikely event that the unit is not made ready (due to previous tenant damage, cleaning service or unplanned maintenance) by the check in time, the property manager will contact the tenant to set expectations.

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. If funds are not credited within Ten days booking will be cancelled. The deposit amount is \$ DepositAmount_.

BALANCE

Balance is due 30 days prior to arrival date and includes a refundable damage deposit. The balance is due on BalanceDueDate_. 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.

CANCELLATION POLICY

Cancellations must occur at least 30 days prior to arrival date. If cancellation occurs 30 days or more prior to arrival date all monies will be refunded with the

exception of a \$100.00 administrative fee. GUESTS THAT DO NOT CANCEL WITHIN THE 30-DAY TIME FRAME WILL BE CHARGED THE FULL AMOUNT. Bookings canceled at least 14 days before the start of the stay will receive a 50% refund with the exception of a \$100 administrative fee. There will be no refund for early departure unless authorities have issued a mandatory evacuation.

We recommend and offer Vacation Travel Insurance to protect the tenant from travel disruptions .

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.

ABSOLUTELY NO PETS

Pets of any kind are NOT allowed. 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. An additional \$200 pet fee will also be charged.

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. **Parties are prohibited.** The number of guests in the premises shall not exceed **4**. 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, bathroom paper, soap is provided. There is a \$_CleaningFee_ one time cleaning fee. For stays longer than one week, cleaning service can be arranged.

UTILITIES

No compensation will be given for temporary outage of electricity, gas, water, cable, Internet or telephone service. Outages will be reported immediately, and all efforts will be made to have them restored as soon as possible.

We recommend and offer Vacation Travel Insurance to protect the tenant from travel disruptions .

CHECK-IN AND ACCESS

Tenant will obtain access instructions upon check-in. No key/code will be issued to anyone who is not an adult.

NONSMOKING UNIT

Smoking is strictly prohibited and is not covered by the security deposit or Limited Damage Waiver. Tenants will incur additional charges for carpet cleaning and 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-hour notice of Owners intent to enter (except in the case of an emergency).

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 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.

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 any natural body of water, pool or 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 any pool and patio areas.

MAINTENANCE

Please report any maintenance needs for the premises to the us by calling (888) 545-3132. 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

Linens, towels and limited supplies are furnished for the start of your stay. 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

Parking at the premises is limited to two cars. No boats, jet skis, trailers or RVs without express advanced written approval.

PROPERTY MONITORING

The property may have external cameras, noise monitoring and network monitoring devices. There are no cameras indoors. The noise monitors measure decibals but do not record actual noise so hosts cannot hear anything through the monitors.

TELEPHONES

House phones are not provided.

RULES AND REGULATIONS

1. Reservations are not made by or for a minor, defined as any person under the age of twenty-five (25).
2. Balance is due 30 days in advance.
3. Cancellation fee is \$100. Full refund more than 30 days out. 50% refund more than 14 days out.
4. No grills or open flames except outside on ground level.
5. No pets are not allowed on premises.
6. Parties are Prohibited. The maximum number of occupants shall not exceed **4** people, not including a child in a crib.
7. Smoking is not allowed in the unit.
8. 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.
9. 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 on scheduled pick up days.
10. Close all blinds in all rooms upon checkout.
11. Furnishings are not to be removed from the premises for use outside or in other properties.
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.

LIMITED DAMAGE WAIVER PROGRAM

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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 to BBQ Grills, Candles, Cigarettes, etc.
3. **Definitions:** • "Covered Damage": All damages to property of the unit's owner, up to \$1,475.00 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 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:** \$59.00 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 \$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 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 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. Charges may include but not limited to: unauthorized long distance telephone, cable, satellite TV or 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.