

## RENTAL AGREEMENT

Reservation at:

Treasure Island Resort  
5004 Thomas Drive 1404  
Panama City Beach, FL 32408

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Accommodations: Master (King size bed), Guest Bedroom (Queen Size bed), Pull Out Sofa, Built in Bunk Beds

### **No Pets or Smoking Permitted.**

**Deposit and Cancellation Policy:** The initial deposit will reserve the condo for your dates. Full rental rate is due 45 days before scheduled arrival date. Cancellations more than 60 days of the scheduled arrival date will be refunded the initial deposit. Cancellations less than 45 days before the arrival date forfeit full rent and the deposit.

If you cancel after the 45 day period and we are able to re-rent the condo for the dates of the cancellation you will be refunded the amount recovered minus any processing fees.

For your information...Trip cancellation insurance is available in all price ranges. Please look for "Trip Cancellation and Interruption" insurance. With this type of policy, if the trip is canceled for one of the reasons specified in the policy, renters are reimbursed for normally nonrefundable fees for vacation rentals, airline tickets and related expenses. Covered reasons usually include: illness, accident or death of a family member or traveling companion, jury duty, etc. For more information on competing policies and prices, google: "Trip cancellation insurance"

### **Arrival and Check Out Information-**

(You may check in any time after 3:00 pm, CDT). The condo is occasionally ready earlier; I will send a text to your cell phone as soon as it is ready. Please note that your code won't work until after I've sent you the text confirming the condo is ready. Check out is 9:00 am, CDT. Please send a text to: 317-258-9955 once you have checked out as this can be very helpful during peak season for the cleaning team.

We have a key-less entry, you will receive the code in an email approximately one week prior to your arrival date.

This condo is furnished with all bed linens, bath and kitchen towels. The kitchen is fully equipped. The condo has toilet paper and soap in each bathroom. WiFi is available for free.

The Treasure Island front office charges a \$37 one time fee per condo upon arrival for your parking pass and pool bands. Our condo includes an assigned parking spot. A second car is allowed and may park in any of the unmarked spaces as long as it has a parking pass.

Our condo includes Free Beach Service; two beach lounge chairs with an umbrella from March 1 to November 1. When checking in, please remember to ask for your beach chair passes

**We mutually agree to the following:**

- o The property will not be occupied by more people than we have specified in this agreement.
- o **The person accepting these terms agrees to beat the unit during the entire period agreed upon and is at least 25 years of age. Age verification is required. The complex requires all guests to register at the office where they will issue your parking pass. The office charges a one-time \$20 administration fee for your parking tag and pool wristbands.**
- o No dogs, cats, or any other pets on the property.
- o Smoking is not permitted inside the condo or outside on the balcony.
- o Neither you nor any guest will use illegal drugs on this property.
- o You will take care not to play excessively loud music or otherwise create a nuisance to the neighbors.
- o The unit will be clean when you arrive, and we request that you leave it in good order. You will notify me promptly of any damage or problems that arise.
- o This condo sleeps a maximum of 8 people.
- o "Quiet hours" are enforced throughout the resort from 10 pm through 10 am. Please do not disturb your fellow vacationers.
- o All grills are prohibited in this condo and outside on the balcony. There are public grills for your use.
- o Minors are not allowed to consume alcohol anywhere on the property (the legal age is 21 in Florida). Violators will face eviction!
- o No climbing or leaning over the balcony. Climbing will result in eviction! Please do not hang anything over the balcony.
- o Feeding seagulls and all birds is prohibited.
- o Nudity and indecent exposure will not be tolerated in any public or common area of the resort.
- o The Resort/Association rules are posted. These rules must be strictly adhered to. Failure to abide by these Rules and terms of this contract can result in eviction without refund.

**Please do the following upon departure:**

**Put dirty towels on the laundry room floor or in the washer.**

**Run the dishwasher.**

**Discard all perishable food.**

**Throw out all garbage in outside receptacle.**

**Turn off all lights, radios, and televisions.**

**Set air conditioning to 76 degrees.**

**CAUTION-CAUTION-CAUTION**

The wind suction is very forceful. Please do not open the front door while the patio doors are open.

Due to high humidity and hot weather temperatures, the door and sliders to the balcony should be left closed for the air conditioner to run effectively.

Registered guests are liable for any damages to condo property and the entire condo unit. Please call me if there is any damage upon your arrival.

**Thank you in advance for taking care of our 2nd home!**

Upon submission of your security deposit, you agree, have read, and understood to all the terms of this agreement.

We hope you find the condo exceeds your expectations, in both cleanliness and comfort. Guest satisfaction is our priority and our goal is to have you stay with us again when you decide to return to the area. Should you have any problems with the prep, cleanliness or maintenance issues, please call me immediately. Most importantly, make yourselves at home, have fun and enjoy your vacation at the beach!

Denise Mann

317-258-9955 (cell phone)

Bart Mann

317-626-3609 (cell phone)