

Historic Hideaways
1109 Duval Street
Key West, Florida 33040
800.654.5131 305.294.RENT
FAX: 305.294.8632

Monthly/Seasonal Rental Agreement

04/22/11

Reservation Date:

Unit Address:

Unit Phone:

This rental agreement is for the _____ day period commencing _____ and ending on _____. Although your arrival and departure dates may not coincide with

your rental period, you understand that you retain the right to use, possession and enjoyment of the home during the entire period. You understand that if you choose to stay for less than the contracted length you may not sub-lease said property. Only friends and family known to Historic Hideaways prior to your rental commencing may occupy the unit. You are liable for the property from day of arrival until the end of the contract unless a walkthrough is conducted by a Historic Hideaways staff member and all keys are returned, in which case you are absolved of your liability.

You understand that there is a cap on the utility usage. Caps are based on the size of home, time of year, and number of contractual guests. Utilities are considered the Electric, Water, and (if applicable) Propane bills. Propane does not include the small tanks for Gas Grills, which you may refill at various locations around town when needed and is your responsibility.

The cap amounts are as follows: **Electric:** _____ **Water:** _____ **Propane:** _____. **PIF= Guest Pays in Full**

Your remaining balance is due 60 days prior to arrival. If you are paying by Credit Card, please be aware we do *not* keep your Credit Card information on file (for your protection) so if you want to pay the balance with a Credit Card, you must call us to do so.

Check In is accomplished at our office, 1109 Duval Street, Key West. Check In time is between 2 p.m. and 5 p.m. If you are arriving later than 5pm or on a Sunday or Holiday where the office might be closed, we have to arrange a 'Late' Check In for you, so you must contact this office no later than 48 hours prior to arrival to make those check-in arrangements. Depending on the house you are checking in to, there may be a \$25 late check in fee if we have to come out to the office to meet you. Check Out time is 11 AM. Please follow the Check Out procedures on the *Rules & Procedures* sheet you received with your contract.

Cancellation Policies: If you cancel 60 days or more from your scheduled arrival date, the following cancellation fees apply: For Monthly/Seasonal Rental Homes \$500. If you cancel within the 60 day window prior to arrival, no refund is available. If you wish to change the arrival/departure date of your initial reservation to *less* time, it falls under the terms of the Cancellation Policy so a corresponding reduced rate may or may not be available. Hurricanes: There is not a separate cancellation policy in effect that pertains to Hurricanes. Travel Insurance fees are non-refundable after the 10 day 'free look' period.

Security Deposit: A Security Protection Plan is required. The cost is \$39.00.

The **Security Deposit Protection plan** is designed to cover unintentional damages to the rental unit interior that occur during your stay, provided that the damages are disclosed to management prior to Check Out. The policy will pay a maximum benefit of \$3,000. You still need to present a Credit Card for us to take an imprint of, and for you to sign, for any items not covered by the plan (specifically UTILITIES) but we will not need to hold any money from it. Any damages that exceed \$3,000 will be charged to the credit card on file. If, during your stay at one of our Rental Properties, an Insured Person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of \$3,000. Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the Certificate of Insurance or Insurance Policy. By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Historic Hideaways any amount payable under the terms and conditions of the Security Deposit Protection.

Other Items:

Guest(s) shall take good care of premises, appliances and furnishings. Guest(s) shall also be responsible for all conditions and damages caused by the neglect or wrongful act or omission of the guest(s) and/or persons accompanying guest. Cleaning: Unit will be cleaned after departure with no additional charges if the unit is left in "as found condition." Guest shall be responsible for excessive cleaning charges. See Rules and Procedure sheet for details. No pets shall be permitted, unless prior arrangements have been made. No refunds/discounts will be given for situations out of the control of Historic Hideaways. These include, but are not limited to: government actions, adverse weather or beach conditions, road/building construction that may occur around or near any of our properties or in Key West, or equipment that malfunctions while in residence. Please notify us immediately so we may resolve issues in a timely manner if we can. Historic Hideaways and/or authorized employees or repairmen may enter the premises during normal business hours for any purpose pertaining to repair, improvement, care and management of the property. Rental units are not available to persons under the age of twenty-five. Misrepresentation shall void this contract and all monies shall be forfeited. In the event of circumstances beyond our control, we reserve the right to substitute comparable accommodations, if available. No Smoking is allowed inside any of our units.

Disclaimer

The Renter agrees that Historic Hideaways shall not be liable to Guest, Guest's guests, invitees or any other person for any loss, theft or personal injuries or casualties sustained to any person or property on or about the rental premises. Guest shall hold Historic Hideaways harmless and indemnified from and against all loss or damage occasioned by use, misuse or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the Guest, his/her guests or invitees. The Guest acknowledges that Historic Hideaways is acting solely in the capacity of Agent for the property owner and assumes no liability there under. If the Guest(s) defaults in the performance of any of the obligations contained herein, or fails to follow all Rules & Procedures, Guest(s) may be evicted with no refund. In addition, if any suit is brought against Guest(s) the Owner/Agent shall be entitled to recover all costs and expenses as well as court costs and reasonable attorney's fees. In the event of default, guest will be liable for a \$200.00 processing fee, payable to Agent immediately when default is disclosed or discovered. Our units are licensed and operated under Florida Statutes Chapter 509.

I have received a copy of the Rules & Procedures Sheet and agree to abide by it.

HISTORIC HIDEAWAYS

Representative of Owner

Date

Guest

Date

Please indicate your time of arrival in Key West and whether you will be arriving by AIR ___ or by CAR ___ at ___ pm.