

Peoples Landing Vacation Rental Agreement

These terms and conditions are incorporated into and made as part of this Rental Agreement.

Entered into on \_\_\_\_\_, by and between the parties constitutes a contract between

\_\_\_\_\_, hereinafter referred to as Renter and Tom and Jean Peoples also known as Peoples Landing, hereinafter referred to as Peoples Landing. For the purpose of this Agreement, the term Peoples Landing is agreed to include all employees, agents, representatives, servants, assigns, successors, insurers, lessee, tenant, subsidiaries, or children of Tom or Jean Peoples or Peoples Landing.

PEOPLES LANDING town homes are located at 545 City Square Road, Compass Lake, Alford, Florida 32420.

RESERVATIONS- Reservations are not confirmed or considered accepted until a signed rental agreement and the initial payment are received by Peoples Landing. Any reservations made less than 30 days from arrival date will require payment in full and a signed agreement.

If both are not received 7 days prior to arrival the terms of this agreement may expire. Minimum age to rent is 25.

CHECK-IN TIME - 3:00 PM CHECK-OUT TIME- 12:00 PM. Extended check may be available for an additional fee.

RENTAL RATES/FEES- Rental cost for town home # \_\_\_\_\_ is in the amount of \$ \_\_\_\_\_ per night for \_\_\_\_\_

consecutive nights plus a security/damage deposit of \$500.00 (refundable). All rates are subject to change without notice.

Rates are for sleeping up to 6 people in beds. We allow up to 8 guests per home at the quoted rate. Any exceptions must be made in writing.

ARRIVAL DATE- \_\_\_\_\_ DEPARTURE DATE- \_\_\_\_\_

Total number of guest(s)- \_\_\_\_\_.

Names and ages of guest(s) are as follows:

- 1) \_\_\_\_\_ 2) \_\_\_\_\_
- 3) \_\_\_\_\_ 4) \_\_\_\_\_
- 5) \_\_\_\_\_ 6) \_\_\_\_\_
- 7) \_\_\_\_\_ 8) \_\_\_\_\_

VISITORS are allowed, however, all guests must obtain prior approval before arrival of any the guest(s) visitors.

TRAILER TYPE & MAKE/MODEL OF CARS, & TAG NUMBERS- If you will be parking your boat or jet ski trailer please describe below identifying characteristics(ex: length, name on trailer, serial number or tag number where applicable, etc...)-

\_\_\_\_\_  
PARKING(limited)-Make and model : Car

#1 \_\_\_\_\_ Tag Number- \_\_\_\_\_

Car

#2 \_\_\_\_\_

Tag Number-

CLEANING FEE is \$125. If the Renter leaves the home in the same condition as received a fee of \$75 may be accepted.

SECURITY/DAMAGE DEPOSIT- A security/damage deposit of \$500 per home is required and must be received within 1 week of check-in date. Deposit is fully refundable within 14 days of departure if the following are met: a) No damage is done. b) No charges are due over and above the pre-paid rates and fees. c) All debris, rubbish and discards are placed in the provided refuse containers outside.

d) All soiled dishes and cooking utensils are left clean. e) All keys are returned and all doors and windows are left closed and locked.

f) No linens or other items are lost or damaged. The Renter hereby acknowledges and agrees that signs of any smoking or pets in the homes can be grounds for additional cleaning fees to be withheld from the deposit.

CANCELLATION POLICY- Cancellations are agreed to be made in writing(emails are acceptable) and are effective only upon receipt by Peoples Landing. Cancellations received 30 days or more from arrival date are fully refundable. No refunds will be issued if cancellation is made within 30 days or less .

TRIP INSURANCE- I, the Renter, acknowledge and agree that he/she has been advised to arrange adequate personal insurance for all members of his/her party to cover all travel, personal risks/injuries and liabilities, and any cancellations.

NATURE OF USE- I, the Renter, acknowledges and agree that he/she is granted a license to use the premises. Renter agrees that use is for transient occupancy only and that no form of tenancy has been created.

MANDANTORY EVACUATION- Renter agrees to promptly comply with any mandatory evacuation order(s).

STORM POLICY/ROAD CONDITIONS- We do not give refunds for storm, weather or road conditions. We suggest trip insurance.

HOUSE RULES are outlined below and are posted in each home. Violation of any House Rules can cause eviction.:

a) No pets allowed.

b) Smoking in designated area(s) only. No smoking in town homes( includes e-cigarettes). Minimum clean fee for smoking is \$200.

c) No nuisances, disturbances, drunken, or destructive behavior allowed on premises. Any violation can be grounds for eviction.

d) Maximum capacity is 8 people.

e) No unsupervised minor children allowed on premises at any time.

f) Minimum age to rent is 25.

g) Alcohol consumption is allowed in the homes and in designated common area(s) only. Due to a family atmosphere we require all alcohol consumption be done a descreet manner at all times. Anyone who consumes alcohol on the premises does so at their own risk.

No misconduct is allowed or alcohol use in common area may be restricted.

NO DRUNKS ALLOWE ON THE PREMEISES!

h) No cursing or profanity allowed.

i) No daily maid service is provided.

j)No running on the premises.

k) Use of the premises or any common area in such a fashion that disturbs neighbors shall be grounds for eviction.

l) We are not responsible for any lost or stolen items.

m) No additional guests or visitors without prior written permission is allowed.

n) Peoples Landing or representative may enter any home at all reasonable times in order to inspect the property or make repairs.

o) This Agreement is not assignable or transferable.

p) Guest are requested not move or re-arrange furniture located inside or outside the home.

q) No parties allowed without prior written consent from Peoples Landing.

s) Quiet Hours are from dark till midnight. Silent hours are from midnight til 8am.

t) Grill and firepit use at your risk only.

u) Swimming- No Lifeguard on duty. Swim at your risk only! Swim shoes are suggested for the lake.

v) Mooring and use of the pier is at your risk only. All guest(s) agree to remain at No Wake Speed if within 100 ft. of pier.

w) No Fireworks Allowed.

x) No Glass in common areas allowed.

y) No grills or leaning over rails allowed on any deck or balcony.

z) No Weapons Allowed On The Premises at Any Time ....No exceptions!

#### AMENITIES INCLUDE-

\*Private boat dock/pier \*Private beach/swim area \*1300-1400 sq. ft. waterfront deck

\*All rentals include a one time linen/towel setup for 6-8 people.

\*All homes are fully furnished 3 bed 2 ½ bath \* Various homes have king and queen beds

\*All homes have full size washer and dryer \*All homes have full kitchen with appliances

\*Dishwasher and full size refrigerator \*Full size oven/stove

\*All homes have central heat and air \*Balcony and lower deck on all homes \*Coffee maker \*Hair dryer

\*Ceiling fans throughout all homes \*Boat ramp access adjoining property

\*Free parking on premises (limit 2 up front)

\*Free boat or jet ski trailer parking(limit one per rental)

FALSIFIED RESERVATIONS- Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit

and/or rental money, and the guest(s) will not be allowed to check in.

RIGHT TO REFUSE OCCUPANCY AND REMOVAL OF GUEST- I, the Renter, agree that violation of any of the terms of this

agreement may cause the RENTER and/or RENTER'S GUEST(S) to be evicted and may be summarily removed from the property by

Florida law enforcement.

EXPRESS ASSUMPTION OF RISKS- By making payment and signing the Rental Agreement it is agreed that all guest are expressly

assuming sole responsibility of any harm arising from their use of the premises or any others whom they may invite or allow to the premises.

RELEASE OF LIABILITY/LIABILITY AGREEMENT- I, The Renter, hereby release and hold harmless Peoples Landing from any and all liability for damage, injury, or death to any person or property resulting from the use of this premises and amenities for any claim

based upon breach of warranty, negligence, contract, claim or other legal theory, accepting myself, the Renter, full responsibility for any and all such damages or losses or injury which may result. It is agreed that the rental rate fee is a presently earned fee for the use of the premises.

INDEMNITY AGREEMENT- I, the Renter, hereby acknowledge and agree to indemnify and hold harmless Peoples Landing from any and all liability for personal injury or property damage sustained by the Renter, renter's guest(s) or other parties involved as a result of the Renter's use of the premises and/or amenities.

COVENANT NOT TO SUE- I, the Renter, promise and agree, as part of the consideration for this agreement, not to sue or make claim against Peoples Landing for any damage, loss or injury incurred as a result of the rental and/ or use of the premises and/or amenities.

NO FIREARMS, NO FIREWORKS OR OTHER HAZARDOUS MATERIAL ALLOWED ON PREMESIS - I, the Renter, acknowledge and agree that no firearms, fireworks or any other type of hazardous material will be allowed on premises.

OWNERS CLOSET AND GARAGE- I, Renter, promise and agree to not access nor allow access to the owners closet or garage.

SEPTIC AND SEWER SYSTEM- I, Renter, acknowledge and agree that all homes are on private septic systems and nothing is to be flushed down the toilets, nor flushed down the drains, other than normal materials such as water, toilet paper, waste, shampoo, toothpaste, etc... NO GREASE OR FOOD down any drains and NO FEMININE PRODUCTS down any toilet . Repairs can be costly.

SEVERABILITY AGREEMENT- All parties agree that if any provision of this Agreement are found to be unenforceable, (a) that provision shall be amended to achieve as closely as possible the same economic effect as the original provision and (b) the legality, validity, and enforceability of the remaining provisions shall not be affected or impaired thereby.

IT IS MUTUALLY AGREED BY ALL PARTIES THAT THIS "VACATION RENTAL AGREEMENT" SHALL BE GOVERNED

BY THE LAWS OF THE STATE OF FLORIDA IN JACKSON COUNTY, FLORIDA.

I, THE BELOW UNDERSIGNED, HAVE FULLY READ AND AGREE TO ALL OF THE TERMS OF THIS AGREEMENT AND

DO SO FREELY AND VOLUNTARILY .

SIGNATURE- \_\_\_\_\_ License #

\_\_\_\_\_ Date \_\_\_\_\_

WITNESS BY-

\_\_\_\_\_ Date \_\_\_\_\_