



MICKEY MOUSE PAD

RENTAL AGREEMENT

1. Check-in is after 4PM. Check-out is no later than 10AM.
2. OCCUPANCY LIMIT: Our condo has a maximum occupancy of 6 guests (including infants). This limit is part of your agreement and must be strictly observed. People other than those in the guest party may not stay overnight in the property. Any other person in the property is the sole responsibility of the guest. If it is found that the occupancy limit in the unit exceeded 6 persons for overnight guests, the guest will be asked to vacate the property immediately with no refund of rental monies.
3. NO SMOKING: Smoking is NOT permitted both inside the unit and also in the patio. Guests found smoking inside the unit / patio will be required to pay for additional cleaning and deodorizing and will be asked to vacate the property with no refund of rental monies.
4. STARTER SUPPLIES: The following starter supplies are provided in the unit: One small bar soap and one toilet paper roll per bathroom and one trash bag in the kitchen and bathrooms. No other supplies will be provided. Guests are responsible to purchase their own supplies.
5. HOUSEKEEPING: There is no daily housekeeping service provided in the rental rate. Before check-in, the unit will be thoroughly cleaned and inspected by a professional cleaning company and clean sheets and towels will be provided. Mid-stay cleaning services during your stay can be requested for an additional fee.
6. FOOD CONTAINERS : As per Florida law, no open food can left behind in the refrigerators or kitchen closets after check out. Any food left behind by the guest after check out will be promptly discarded by the cleaners. We request that guests empty the refrigerator and discard all food items prior to checkout.
7. LIMITATION ON LIABILITY: The owners or owner's agents do not accept any liability whatsoever for death, personal injury, sickness, accident, delay or loss of luggage or personal effects or any other loss or misadventure which may occur whilst renting the property. It is the responsibility of an adult member of the party to ensure that children are properly supervised at all times within the pool and surrounding area. No diving or horseplay in the pool is allowed. Glass is not permitted in the pool area. By entering into this contract all parties become guests of Windsor hills Resort for the duration of the your stay, however the use of the community pool, tennis courts, basketball courts, volleyball courts and recreation area is entirely at your own risk. Please bear in mind that the condo is situated on a development which consists of both residential and vacation homes and is subject to home owner association regulations to which you must comply. If for any reason you are in breach of the association rules the owners or management company cannot be held responsible. This waiver is also applicable to people visiting the property as guests of the client.
8. BEHAVIOR: We expect all our clients to behave reasonably and have due consideration for other people. In the event of a client behaving in such a way as to cause or be likely to cause, in the opinion of our Management Company, danger, distress, annoyance to any party or damage to the property, we reserve the right to terminate your property rental. In this situation, our responsibility for your rental arrangements will immediately cease and we will not be



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responsible for meeting any costs or expenses you may incur as a result, paying any compensation or making any refunds. Clients should treat the property with respect and leave the home in a clean condition. Nothing should be allowed to interfere with the quiet or comfort of other residents

9. **PET POLICY:** Pets are NOT allowed in any of the condo buildings as per the HOA rules.
10. **CHECK-OUT PROCEDURE:** Check out is at 10AM PROMPT. Late check out without prior arrangement will result in an additional fee of \$100 which will be deducted from the security deposit . The vacation home instruction manual will detail what you are requested to do when checking out. This usually means taking out the trash, loading and starting the dishwasher and loading and starting the wash cycle for the towels used and securing the door when you leave the unit. If you are unclear of your responsibilities call the property manager for clarification.
11. Keep the property and all furnishings in good order.
12. Only use appliances for their intended uses.
13. **MANAGEMENT SURCHARGE:** The management company is available to help you fix any issues or items that are in disrepair during your stay, within reason. However, additional charges apply in situations where the owner has to send someone out to fix or repair or pay extra for cleaning. Some examples are:
 - Frozen A/C (this could happen if thermostat temperature is placed below 74 degrees) \$200.00
 - Plugged toilet \$75.00
 - Moved furniture and not returned to original placement \$75.00
 - Smoking inside unit \$200.00
 - Excessive required clean or also considered a double clean \$85.00
 - Check out after 10AM or “late check-out” is considered extra day charge.
 - Extra charges may be incurred for extra work such as removal of stains from stained linens & towels (bleach/blood/drinks etc.), carpet & furniture stains requiring professional cleaning and so on.
14. **CLEANING:** Each guest is responsible as a part of this agreement to leave the unit in the same degree of cleanliness in which it was found when they checked in. Should you occupy a unit that has not been adequately cleaned, contact the Management company immediately, so that we may rectify the situation.
15. **SUBLETTING:** The unit may not be sub-let without prior approval.
16. Owner reserves the right to move guests to equal and suitable accommodations in the event of any unforeseen problems or circumstances.



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17. **BBQ GRILLS:** BBQ grills are not permitted to be used in the patio of the condominiums. There are BBQ grills in the picnic areas in the community which can be used on a first come first serve basis.
18. **PARKING PERMIT:** You will be provided with a parking permit /access permit at the main gate for each vehicle in your party when you check-in at the gate at the beginning of your vacation. The parking permit needs to be scanned at the gate both for entry and exit from the gated community. Absolutely no tailgating allowed. The parking permit should be displayed on the dashboard during the time of your stay in Windsor Hills.
19. **GARBAGE COLLECTION:** There is valet service for Garbage Collection on every day of the week. Enclose the garbage in trash bags and place the trash bags inside the trash receptacles outside the front door. Trash may not be left outside the receptacle. In case of excess trash they may be disposed at the dumpster outside building 2821.