

BOOKING CONFIRMATION

Dear Lori,

Thank you for your inquiry into The Fox's Den on Fleming, VRBO #317067. Please review the following Booking Confirmation and Rental Agreement. If you choose to secure your dates at The Den, you may use the Rental Agreement by printing, signing and returning it to us at our home in Pennsylvania (which is our primary residence.)

The Fox's Den is located at:

1110 Fleming Street
Unit #2
Key West, FL 33040

Your confirmation is as follows:

Check-in Date: 04/14/12 after 3pm EST
Check-out Date: 04/22/12 by 10am EST

Number of adults: 2

Number of children: 0

(if occupancy count above is not accurate, please let owners know via note on Rental Agreement.)

Your bill and payment schedule are as follows:

***\$1,575.00 (Total)** = \$1,240.00 (8 nights rental fee) + \$80.00 end cleaning fee + \$155.00 (12.5% FL & Key West Sales Tax) + \$100.00 (refundable condo security deposit)

Bike refundable security deposit(s) are not included in Total Amount above.

***Cashier's Check or Money Order accepted**

Payment Schedule:

\$100.00 (Refundable condo security deposit due within 7 business days of this electronic transmission)

\$1,475.00 (Remaining Rental Fees due 03/14/12, 30 days before check-in date.)

Please read, sign and return a

1. **Copy of the Rental Agreement**
 2. **Copy of Photo Identification**
 3. **\$100.00 (in the form of cashier's check or money order)**
- to: **Tammy Fox, 100 N. Whitfield Street, Nazareth, PA 18064**

Upon receipt of your payment, I will permanently secure your dates online.
Note: If you choose to use one or more of the property's bicycles, please also complete the Bicycle portion of the Rental Agreement, and submit additional security deposit(s.)

Tammy and Richard Fox

Please Note: In the event another potential guest party submits payment in full prior to The Fox's receiving your payment, for the same dates, The Fox's will contact you via email and make arrangements to return your payment. We can only be fair by securing the first payment received.

This occurs sometimes during busy, much desired seasons, events and Holidays.

RENTAL AGREEMENT

Anderson

Please review the terms of this rental agreement for:

THE FOX'S DEN

Security Deposit

A refundable security deposit of \$100.00 is required. The deposit is NOT applied toward rent; it is fully refundable within (14) days of departure, provided the following provisions are met:

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband or collection of rents or services rendered during the stay.
- All furniture is replaced in original positions found during check-in.
- Both bicycles are locked under outside steps.
- All refuse and recyclables are placed in proper trash cans outside unit in common area. All kitchen wares are cleaned and returned to proper cabinets. Refrigerator is empty and cleaned. Range is clean, including oven.
- All remotes are returned to their original storage locations found during check-in.
- Both sets of keys are left on the dining table, all doors are locked during departure.
- No linens are damaged or lost. All dirty linens are left in shower stalls. There is not excessive laundry for number of occupants on your Booking Confirmation.
- One ceiling fan is left on on each level. Both air conditioners are turned OFF.

Cancellation Policy

- No refunds of deposit or rental payments will be given if cancellation is received less than 30 days prior to scheduled arrival, unless owners can re-rent unit for exact dates.
- No refunds of security deposit or rental payments will be given if changes are made that result in a shortened stay, that are received less than 60 days prior to scheduled arrival. Cancellation or early departure does not warrant any refund of rent.
- No refunds will be given due to Hurricane or Storm unless:
The state or local authorities order mandatory evacuations in a Key West. The day that the authorities order a mandatory evacuation in Key West we will:
 1. Refund any unused portion of rent from a guest currently residing in unit for the period of time from the start to the end of the mandatory evacuation.

2. Refund any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Evacuation is lifted.

Housekeeping Service

There is no daily housekeeping service. It is the renter's responsibility to maintain a clean and orderly environment while residing in the property. There will be an end cleaning service performed after check-out. We do not permit bath and kitchen towels to be taken out of unit, but we do provide extra beach towels for your use.

Renter shall take care of the property, appliances and furnishings. The unit will be left in reasonably clean condition. The renter shall be responsible for any excessive cleaning fees caused by a negligent/wrongful act(s). The renter is not permitted to add any additional decorations to interior or exterior walls. Renter is not permitted to deface property in any manner.

Occupancy

Maximum occupancy of the unit is 6 persons. This amount includes all adults and children. However, your nightly rental fee is based on the reported number of persons in the Booking Confirmation. Any additional persons would have to be reported to the owners so fee adjustment can be made.

The renter shall not use the premises in any disorderly or unlawful purposes, or in any manner offensive to others or as to constitute a breach of the peace. Renter agrees that any violation of this provision shall be considered a breach of this agreement and subject to removal immediately without reimbursement of funds.

Pets

Regretfully, there are NO pets allowed.

Smoking

There is NO smoking allowed inside the unit.

Age Limitation

Renters must be at least 25 years old to rent unit. Any reservation obtained under false pretense will subject to forfeiture of security deposit and advanced rental payments. The renter will not be permitted to check in.

Renters need to submit a copy of current driver's license or other photo identification.

The owners are not responsible for loss, theft or personal injuries sustained by the renter(s) or guest(s) of renter(s.)

The agreement imposes an obligation of good faith in its performance and enforcement. If the renter(s) defaults on any obligation herein, The Fox's (owners) shall be entitled to recover all costs and expenses, including court costs and reasonable attorney fees.

Payment

Cashier's Check or Money Order is required to be submitted for payment. The mode of payment can be made payable to Tammy Fox. The address to mail the signed contract and payment is: **100 N. Whitfield Street, Nazareth, PA 18064**

Personal Owner Information:

Tammy and Richard Fox Sr are employed as Teachers and Coaches in the public school system in Pennsylvania and New Jersey. We can be reached 24/7 via email: armageddon55ppf@aol.com or phone (610-704-8216.)

Bicycle Agreement

Use of Bicycle(s): _____ I will not be utilizing the bicycles.

_____ *I will be utilizing one bicycle.

_____ *I will be utilizing two bicycles.

*Please include a \$100.00 **refundable bike** security deposit for each bike to be used during your stay. This will be in addition to your Total Rental Fees.

The renter(s) and/or their guest(s) agree upon using bicycle(s) available at no extra cost, they hold all condo owners and their agents harmless of any claims born from the use of these bicycles. the renter(s) and/or their guest(s) will be responsible for locking the bicycles in every location and for their return to the outside stairs, next to the unit's first floor entrance door, at 1110 Fleming Street.

The refundable security deposit will be returned within 14 days of check-out unless:

- The owners determine that the bicycle(s) are not in tact and are not locked at the stairs located at 1110 Fleming Street in Key West, FL.
- Any excessive damage is done to the bicycle(s), beyond normal wear and tear. If the lock(s,) basket(s), lights, or tire pump is not returned to the unit upon renter(s) check-out.

- If the bicycles are not returned to the unit upon renter(s) check-out.

Having read and understood all the above, I agree to the terms and conditions of this agreement.

Signature

Date

Signature

Date