

### **Key West Policies & Procedures**

Location: 1224 Florida Street, Key West

Local owner contact: Scott Zurbrigen 305-394-1397

1. CHECK IN TIME IS AFTER 3 P.M. AND CHECK OUT IS 10:30 A.M.
2. This is a NON SMOKING house.
3. Sorry, but PETS are NOT allowed.
4. We will not rent to vacationing students or singles under 27 years of age unless accompanied by an adult guardian or parent.
5. Reservation/Damage Deposit - A reservation/damage deposit of \$1,500 is required. This must be received within seven (7) days of booking a reservation in order to secure dates. This is a non-refundable reservation deposit which converts to a damage deposit upon your check-in. This is returned to you after your stay minus a \$275 clean fee and \$100 pool/spa fee as long as the following provisions are met.
  - a. No damage is done to the house or its contents.
  - b. All debris, rubbish and discards are placed in outside garbage cans, and soiled dishes are placed in the dishwasher and cleaned.
  - c. House is left locked.
  - d. Pool/Spa heat must be turned off.
  - e. No linens are lost or damaged.
  - f. By signing this document you agree that eviction and loss of all rental payments are at the discretion of the owners if local law enforcement is called to the house due to neighborhood complaints or police related issues.
6. CANCELLATIONS - Cancellations that are made more than 30 days prior to the arrival date will incur no penalty other than the loss of the reservation deposit. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and reservation/damage deposit. Cancellation or early departure does not warrant any refunds.
7. MAXIMUM OCCUPANCY- The maximum number of guests is limited to ten (10) persons. If it is found that more than 10 people are checking in, or are found occupying the house after check-in, immediate eviction and forfeiture of deposit and rental money will result.
8. NO DAILY MAID SERVICE - While linens and bath/pool towels are included in the house, daily maid service is not included in the rental rate, however we can refer a service to you. Also, we suggest you bring your own towels for the beach. We do not permit towels or linens to be taken from the house.
9. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
10. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance. Also, should the house transfer ownership we will provide a full refund.

By Signing Below, you agree to all terms and conditions of this agreement. We look forward to having you enjoy our Key West home!

Signature: \_\_\_\_\_

We rent to only one party per 30 day period.

# in Party: 6 Check out June 27th 10:30 am

Name: Donna Babbiste

Email: pepper333@aol.com

Phone: 609-268-1621

By signing this agreement you agree to pay for any damages exceeding your deposit. You also acknowledge safety around the house and pool is your responsibility and liability. We ask all renters to please respect our Key West home as if it were your own. We want you to have a great time and know you will love the house!

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