

El Presidente Condominium Apartments Association, Inc.

Guest Rental Agreement

Thank you for choosing El Presidente for your vacation paradise.

This Agreement constitutes an agreement between (Guest) _____
and El Presidente Condominium Apartments Association, Inc. (Agent),
on behalf of Owners(s) _____.

1. Rent

- a. Total rent is computed as follows:

Rent:	_____
11.5% Sales and Tourist Tax:	_____
Security Deposit:	_____
Total Rental Amount:	_____

2. Reservation Deposit

- a. A \$300.00 advance reservation deposit is due upon booking and will confirm your reservation for unit # _____ from _____ to _____.
This amount will be considered partial payment of the rent due and will be deducted in full from the total due at the time of prepayment described below.

3. Security Deposit

- a. The security deposit will be held in a Florida non-interest bearing Escrow account by Agent to compensate the owner or association for the following:
- i. Unpaid rent, long distance phone charges.
 - ii. Damages or loss of furnishings and/or equipment within the rental unit.
 - iii. Extra cleaning fees, carpet cleaning, etc.
 - iv. Damages to condominium property.
 - v. Plumbing expenses due to diapers, feminine products, or any non-flushable matter down the toilet or repair to the garbage disposal for misuse.
 - vi. Loss of keys \$25.00 each and Fobs \$40.00 each fee.
 - vii. Any other losses or damages to unit or El Presidente common area property.
- b. Security Deposit monies or Security deposit claim will be issued by Agent in accordance with Florida Law (Chapter 83, Florida Statutes).

4. Rental Payment Terms

- a. All reservations require a 50% prepayment of the total rent due, not to exceed a maximum payment of 50% of one month's rent. This amount is due 60 days prior to arrival. Balance of all monies due will be paid in full upon check in, including a \$300.00 refundable security deposit with the exception of a Gulf Front unit which requires a \$500 security deposit.
- b. Rates are subject to change until receipt of 50% prepayment.

5. Payment Methods

We accept Visa, Mastercard, Discover, US Travelers Checks, Cashier checks or Cash. No personal checks are accepted unless written on US bank and received at least 4 weeks prior to arrival unless approved by Agent prior to arrival. Also, we are unable to provide change for Travelers checks. Checks are to be made payable to: El Presidente Condominium Apartments Association, Inc., 6326 Midnight Pass Road, Sarasota, Florida 34242.

6. Cancellation Policy

- a. If reservation is cancelled 61 days or more prior to arrival, \$200.00 will be refunded to Guest, and \$100.00 will be retained by El Presidente Condominium Apartments, Inc. as an administrative fee.
- b. If reservation is cancelled 60 days or less prior to arrival all monies received by El Presidente Condominium Apartments Association, Inc. will be retained. If El Presidente Condominium Apartments Association, Inc. is able to rent the unit for the same period of time, all monies retained will be returned to Guest minus the \$100.00 administrative fee.

7. Compliance with Condominium Regulations

- a. Maximum of overnight occupancy of 2 bedroom units is 4 persons except some units accommodate up to 6 persons with an additional \$10/per day per person charge.
- b. Maximum of overnight occupancy of 3 bedroom units is 6 persons except some units accommodate up to 8 persons with an additional \$10/per day per person charge.
- c. All children under the age of 12 must be supervised by an adult at all times.
- d. All parents will be accountable for children under 21 for aberrant behavior and/or vandalism. Apprehended vandals will be prosecuted under Florida law.
- e. All trash must be properly disposed of via trash chutes which are located on each floor next to the elevator. Recyclables should be placed in designated containers (glass/plastic/paper) located on the ground floor outside of the elevator corridor.
- f. Check-in is guaranteed at 3:00pm; Check-out is at 10:00am; a \$75.00 per hour late fee will be assessed if not followed.
- g. All guests will receive one (1) assigned parking spot per unit. Guest parking is available on a first come, first serve basis. Please obtain visitor permits from the front office.
- h. Motorcycles, boats, trailers, scooters, motor homes, RV's, or skateboard are not permitted on property at any time.
- i. No pets are allowed on property.
- j. All sand must be rinsed off prior to entering pool or elevator or units.
- k. Dryer vents are to be cleaned after each use to prevent fires or damage to the machine.
- l. Florida law prohibits the use of glass bottles or containers on beach or pool area at all times.
- m. All children of diaper age are required to wear swim diapers in the pool.
- n. Tennis racquets are available in the office for your use.
- o. Minimum age to rent is 25 years old.

8. Radon Gas Disclosure

Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

9. Change of Unit

Agent reserves the right due to unforeseen circumstances or emergencies to change an assigned unit with the following conditions:

- a. Agent will attempt to contact Guest as soon as practical and inform them of the possible change.
- b. Guest reserves the right to cancel the reservation with all monies refunded in full.

In signing this agreement, I and all members of my party agree to be bound by the rental contract of El Presidente Condominium Apartments Association, Inc. It is understood that a breach of any of the conditions of this agreement causes this agreement to terminate and forfeiture of funds and removal from the premises shall be implemented forthwith.

Thank you again for choosing El Presidente. We hope you enjoy your stay. Should you have any questions please feel free to contact us at: 941-349-5333 or e-mail: info@elpresidentecondo.com

Signature: _____

Print Name: _____

Date: _____