



www.vacationrentals-orlando.com

Lance Oakland/Owner
1353 Nightingale Lane
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Rental Agreement

To hold your reservations, a deposit of \$200.00 is required.
Please send your deposit and this signed rental agreement to us as soon as possible.

Upon our receipt of the \$200.00 deposit and this rental agreement,
we will send
written confirmation of your reservations, including your
invoice with the remaining amount due, and due dates.

I, (name) _____, have reserved the holiday/vacation villa located in the community of Tuscan Ridge. The address of the property is 553 Dolcetto Drive, Davenport, Florida, 33897.

The total number of guests (including myself) will be: _____, and their names and ages are listed below:

- | | |
|----------|----------|
| 1. _____ | 2. _____ |
| 3. _____ | 4. _____ |
| 5. _____ | 6. _____ |
| 7. _____ | 8. _____ |

I understand that I will be solely responsible for any damage that I or my guests may cause while staying at the villa. I agree that only those persons named on this rental agreement are allowed to use the villa and its facilities, (a requirement of Florida State Law).

Arrival/Departure

We will arrive after 4:00 p.m. on (day/date) _____.

We will depart the villa no later than 11:00 a.m. on (day/date) _____.

I have reserved a total of _____ days.

I agree to pay rent at the **weekly rate** of \$ _____. (the daily rate is figured by dividing the weekly rate by 7).

1. Total rent for _____ weeks and _____ days will be \$ _____.

Included in Villa Rental

Rental includes use of the entire villa, including the private, screened pool/spa, fully equipped kitchen, double car garage, landscaped yard, television with 60+ channel cable service, Play Station II, extra television/DVD player, all contents and furnishings within the villa (excluding items in the locked "owners closet" located in the master bedroom), 2 sets of sheets for each bed, towels and hairdryers in all baths.

As a **special benefit** to our guests, we provide **free local and long distance calling** (within the U.S., including Alaska and Hawaii. Also, Canada, Puerto Rico, and the Virgin Islands). You must use your calling card for all international calls, and may not accept any collect calls.

Our on-call management company is available to assist you with any problems or questions you might have regarding the villa. Upon request, they will also provide other services, such as, car rental, flights, attraction tickets, daily maid service, etc., at additional cost.

For your convenience, we provide start-up cleaning and paper supplies for each bath, the laundry room, and kitchen. Trash service is provided every Monday and Thursday.

Pool and Spa

The pool and pool area are used entirely at our guests own risk. It is your responsibility to supervise children at all times in and around the pool area. A pool fence is provided and you must use it if children or non-swimmers are in the area. The pool depth is from 3 ft. to 6 ft., the spa/jacuzzi is 3 ft. deep.

No glassware or other breakable items are allowed in the pool area. Broken glass in the pool would result in complete drainage and cleaning of the pool/spa. Plastic cups, plates, and containers are provided for your convenience. Note: Pool heat is usually necessary only during the winter months.

I request **pool heat**: ____ yes ____no.

If requesting pool heat, I agree to pay the weekly amount of \$160.00, or the daily rate of \$25.00 (minimum 4 days).

2. Total pool heat charge for _____ weeks _____ days will be \$ _____.

Security Deposit

A **refundable** security deposit of \$500.00 is required to cover loss, damage, or breakage of any villa property or contents. The security deposit may also be used to cover excessive cleaning costs, excessive utility use, chargeable telephone calls and/or surcharges, or loss of keys (re-keying).

The security deposit (less charges, if any), will be returned to you after our management company completes their cleaning and inspection. This usually takes no longer than 14 days.

In the event of loss or damage in excess of the security deposit, an invoice will be sent to the renter for immediate payment.

I agree to pay a **refundable security/damage deposit** in the amount of **\$500.00 per week**, and understand that this amount is refundable, less damages, breakage, or other areas outlined above. I am aware that “normal wear-and-tear” will not be considered damage.

3. Total refundable security deposit for _____ weeks will be \$ _____.

Additional Requests

The following items are provided **free of charge**. To request, place a checkmark next to the item(s).

High Chair (free)____ Stroller (free)____ Playpen (free) ____

Other requests? Please check appropriate box, or write your request below in the space provided. We will do our best to accommodate you with the help of our property management company.

____ Welcome grocery pack-\$25.00+ (depending on requirements),

____ Airport meet and greet-\$70.00 (Orlando Int'l Airport),

____ Champagne and Flowers \$50.00,

____ Daily Maid Service-\$25.00.

Additional Requests:

Check-in/Check-out Time

Your villa will be available beginning at 4:00 p.m. on your scheduled day of arrival, and will conclude at 11:00 a.m. on the day of your departure. Upon request, if our villa is empty, guests may make arrangements to arrive earlier or depart later.

Cancellation Policy

If reservations are cancelled **more than 60 days** prior to your arrival date, **full refund, less 10%**.

If reservations are cancelled **30 to 60 days** prior to your arrival date, **50% refund**.

If reservations are cancelled **less than 30 days** prior to your arrival date, **no refund**.

We recommend that you take out travel insurance to cover unexpected cancellations due to accident, sickness, etc.

No Smoking / No Pets

Smoking is not permitted within the villa or lanai/patio area. Should the Management Company find evidence of a breach of this condition, it will be taken into account when assessing your security deposit. Dogs, cats, or pets of any kind are not allowed on the premises.

Acknowledgement

I acknowledge that after submittal of this rental agreement and \$200.00 deposit, I will receive written confirmation of my reservations, including an invoice with the outstanding balance.

I agree to pay 1/2 of the invoiced amount no later than 60 days prior to my arrival date to the villa. I will pay the remaining balance, in-full, no later than 40 days prior to my arrival date.

Renter

Date

Phone Number

Address

e-mail

I acknowledge receipt of signed agreement.

Owner

Date

Make your check payable to:

**Lance Oakland
1353 Nightingale Lane
Bartlett, IL 60103**