

JC RESORT MANAGEMENT RENTAL AGREEMENT



We are pleased to have you as our guests. In order to make your stay as pleasant as possible, we provide these general rules and regulations for your review and agreement. Please review and complete the following document:

Guest Name: _____ **Reservation #:** _____
Guest Cell Phone: _____

PLEASE COMPLETE ALL ITEMS MARKED WITH AN ASTERISK(*)

***Guest Initials:** ____ I acknowledge I will receive * ____ sets of keys (2 sets of keys are available for most properties). I understand there is a charge for keys not returned (fee is a minimum of \$10 per set. HOA security building charges may be higher).

***Guest Initials:** ____ Parking is limited subject to the rules of the property where vacation rental is located. One bedrooms typically have one space; two and three bedrooms typically have two spaces. Some properties restrict parking to one space. Parking is at a premium during peak rental periods. All properties require valid parking permits. HOA parking restrictions/policies apply. Please let us know if you have more than one vehicle. I request * ____ parking permits.

Reservations are guaranteed up to 5:00 PM on confirmed date of arrival. Arrivals after 5:00 PM require advance written notification for late arrival instructions. We are not responsible for unconfirmed late arrivals.

REFUNDS: 20% cancellation fee with a 30-day notice prior to arrival after which all payments are forfeited. WE SUGGEST YOU INSURE YOUR TRIP.

ACCIDENTAL DAMAGE PROTECTION FEE (ADPF) covers up to \$1,500 of unintentional damages to the rental condo interior that occur during your stay provided they are disclosed to management prior to check-out. Intentional / malicious damage is not covered and you will be charged separately.

Guest understands and agrees:

1. The accommodation is privately owned and that neither JC Resorts nor the Owner shall be responsible for providing any additional furnishings or equipment not available or currently standard inventory for the unit.
2. That deposit will apply toward total rent; and in the event of a default, the deposit will not be refunded without written notice to JC Resorts at least 30 days prior to arrival date. A cancellation fee of 20% of deposit will be applied to each cancellation. No monies will be refunded if cancellation is made within 30 days prior to arrival.
3. Departure maid service is included in the total quoted rate. Guest is to empty all trash, load and start dishwasher, lock all windows and doors and return keys to the rental office and to leave the

condominium in good condition. Guests understand that additional cleaning charges may be applied if these conditions are not met.

4. That **Check-in time begins at 4:00 PM EST** and that Check-out time is 10:00 AM EST. Guests understand that penalty fees may be applied if the conditions regarding departure are not met.
5. To make a reservation, you must be at least 25 years of age. You cannot check-in unless this requirement is met. The responsible person, 25 years of age or older, must be with your party at all times. We have strict rules requiring parents/responsible adults to be on the property at all times. We do not rent for any parties, functions, "beach week", and/or non-family type spring break rentals.
6. Guests will have no more in the accommodation and/or on property, than stated/listed below including all adults and children:

TOTAL NUMBER OF GUESTS: * _____

****The maximum occupancy is indicated on the listing detail page.***

Please list out the **Names and Age of each Guest** staying at the property:

Guest understands that no others may occupy the accommodation for any reason. Guest understands that all guests/occupants must be registered and that facilities/amenities are for the use of registered guests only. You will be asked to check out immediately if it is determined you have more than the above-listed guests or have exceeded occupancy limits.

7. To indemnify Owner and/or Property Management Company for any damage to the unit, grounds, furnishings, equipment and household items therein which occur during the guest's period of occupancy, excluding normal wear and tear. Guest understands that an open credit card is required at check-in to cover any damages, incidentals, and/or outstanding charges.
8. That **NO PETS** are permitted in any accommodation or on property grounds for any reason.
9. That if for reasons beyond JC Resorts' control, the accommodation reserved becomes unavailable, JC Resorts reserves the right to substitute with another accommodation.

10. That if a guest or any member of his/her party violates conditions of this agreement, JC Resorts may terminate this agreement and enter the premises by force or statutory proceedings. JC Resorts has final authority. Guests agree to abide by rules and regulations established at each condominium property, including those regarding parking and other regulations set by Management, property Board of Directors, and/or Owners.
11. That one or more closets and/or storerooms may be locked for the Owner's private storage and are not included in this rental.
12. That even the best equipment, appliances, air conditioners, televisions, etc. occasionally malfunction. While repairs will be made as quickly as possible, refunds or discounts are not provided for non-working appliances or amenities.
13. That JC Resorts or the Owner of the accommodation shall not be liable for damage or injury to guests or other persons, or to any property on the premises or any part thereof. Guest agrees to hold JC Resorts and Owner harmless for any such claims. JC Resorts is not responsible for acts of theft, loss, vandalism, or damage to personal property.
14. Guests shall not be entitled to refunds or discounts for non-working appliances, pool, jacuzzi, or other amenities. Guest certifies that he/she has read this agreement carefully and agrees to abide by all rules and regulations of the condominium property and this agreement.
15. Per fire code: No grills on balconies. No items left in public walkways.

Signature: _____

GUEST RENTAL AGREEMENTS must be received in our office WITHIN 14 DAYS of making your reservation. We cannot guarantee reservations without deposit and a signed/completed GUEST RENTAL AGREEMENT. Subsequent changes to GUEST RENTAL AGREEMENT must be submitted in writing. YOU WILL NOT BE CHECKED IN WITHOUT AN EXECUTED AGREEMENT.

Changes to existing reservations must be made in writing

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