

MyFloridaCondos.com Rental Agreement

Owner MIKE HOWARD of MyFloridaCondos.com (MFC) and GUEST

Payment Terms:

- Your reservation will be complete *only* upon receipt of your \$250 deposit payment (or full rental amount and \$350 damage deposit) *with* a signed copy of this agreement within 5 days of receiving this contract (last page only). Scroll down for address and signature page.
- The full rental balance is due 30 days prior to your check-in date for weekly rentals and 60 prior to check-in date days for monthly rentals. If within 30 days of arrival, certified funds are required. The return check fee is \$25.
- The \$350 damage deposit payment can be mailed with your full rental balance. It is fully refundable pending there is no damage to the condo or its contents. A separate check is preferred as we do not cash this deposit unless damage is found or reported. We simply hold this check and then shred it sometime after your stay or return if upon request. If damage exceeds damage deposit, guest is responsible for the damage in excess of the damage deposit to the limit of the law. We live by the Golden Rule and know you will treat our condo as if it were your own. If paying with credit card through VRBO, this will be charged to your card and refunded to the same card.

Cancellation Policy:

- **Weekly** rentals can cancel reservations up to 30 days prior to check-in date and expect a full net refund.
- **Monthly** rentals can cancel reservations up to 60 days prior to check-in date and expect a full net refund.
- **The \$250 reservation deposit** for both weekly and monthly rentals is non-refundable if reservation is cancelled less than 30 days prior to check-in date.
- **The \$350 damage deposit** is refunded regardless of cancellation timing.

Property Management:

- In addition to providing condo keys, Holiday Isle Properties (HIP) will attend to your immediate needs throughout your vacation. They are fully staffed for any urgent repairs that are needed during your stay. They have been our property managers for years and have proven to be very responsive to the needs of our guests.
- Holiday Isle Properties will provide you with check-in and check-out service. They are located at 842 U.S. 98 which is in the Shoreline Mall at the corner of HWY 98 and Gulf Shore Drive. After turning onto Gulf Shore Drive and pass the gas station, it is just one turn (about 15 feet) before the Shoreline Luxury Towers entrance.
- If you encounter an emergency repair need, please contact HIP at 800-837-5102. Fixes that can wait should be reported to them upon check-out.
- **Check-In:** Check-in is between 3 and 5pm Central Time Zone. Upon arriving in Destin, please stop by HIP *first*. HIP will provide you with a welcome package which includes condo keys, instructions and parking pass.
- **Late Check-In:** Please contact HIP directly 800-837-5102 if expected arrival time will be at or after 5pm. They will be glad to provide you with a temporary lockbox code and leave condo keys and parking pass in their lockbox.
- **Check-Out:** Check-out at HIP is expected at or before 10am Central. Please be respectful of check-in and check-out times.

***Firmly Enforced* Restrictions:**

- Must be 25 years old rent. Parents cannot rent for their children under 25 unless they are staying on the property in the condo with them throughout the entire rental period. A photo ID will be required during check-in.
- No pets allowed.
- No smoking inside the condos.
- Condo occupancy limit is 8.

Parental Responsibility: It is of utmost importance that parents supervise their children at all times both inside the condo and outside on condo property. Guests will be held responsible for damage in excess of the damage deposit to the limit of the law if the damage is caused by gross negligence. *Unfortunately, we were forced to add this clause due to an incident in which minors were allowed to be in condo unsupervised resulting in significant damage in excess of \$10,000.* We trust and appreciate that you will treat our home like your own.

Hurricane Policy: Only under a *mandatory evacuation* dictated by the City of Destin will any *unused* portion of vacation rental be refunded. No exceptions.

Miscellaneous:

1. Shoreline Towers Condo:

- **Address:** 900 Gulf Shore Drive, Destin, FL 32541
- **Beach Service:** This is included in your rental. This includes setup of two professional grade chairs and one umbrella on the beach each day of your vacation. March through November – just tell the beach attendant you are staying in Unit 1105.
- **Internet:** Complimentary Wi-Fi internet. If you can't connect, the router by the TV may need powered down and powered back up (refreshes the internet). Our wifi signal shows as ***7a6d5a*** and our password is ***236727137***.

2. Tower Sprinkler Notice - In 2016, the Condo Association voted to forego fire sprinkler retrofitting. Pursuant to Florida statutes, a copy of this notice is to be attached prior to entering the rental agreement (end of this agreement). If after reviewing the notice, you have questions or choose not to enter into the rental agreement, please do so before signing and returning.

3. Phone Calls: There are no phones, since "everyone" now has a cell phone, we prefer to pass this savings on to our guest.

4. Limitations: MFC cannot be held responsible should any facilities or amenities be inaccessible during your stay. Some of these facilities/amenities which are out of our control include and are not limited to: elevators, pool, internet, etc. No refunds or discounts will be provided. Rest assured that our condo associations are serious about providing these amenities at all times, however, sometimes temporary incidents occur.

5. Condo Layout: King in master bedroom, two doubles in guest bedroom, sleeper sofa in living area.

6. Consumables: Very few consumables are provided. Choosing to bring some to bridge the gap between arrival and shopping may be helpful. Consumables include bags, detergent/soap, toilet paper, paper towels, food, etc.

7. Questions: Contact Mike Howard at mikehoward69@gmail.com or 502-807-7020 (talk or text).

*Print and take the first two pages with you to Destin.
Mail this signed Agreement to Mike with payment. Please do **not** use certified mail.
If paying by credit card, please scan/email or text photo of signed Agreement.*

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Guest Name: _____

Guest Address: _____

Guest Cell Phone: _____

Check-in Date: _____ **Check-out Date:** _____

Reservation Number: _____

Circle Condo(s) Rented:

Shoreline Towers 1105, Tower 1, 10th floor

Sandpiper Cove 3210, Canal Front, 2nd floor

Circle Today's Payment(s):

\$250 Rental Deposit

Full Rental Payment

\$350 Damage Deposit

Remainder Rental Payment

Guest Signature: _____ **Date:** _____

Please mail payment(s) and signed agreement to:

Mike Howard
16602 Middle Hill Court, Louisville KY 40245

SHORELINE TOWERS PHASE I CONDOMINIUM ASSOCIATION, INC.

**WRITTEN NOTICE OF
VOTE TO FOREGO FIRE SPRINKLER SYSTEM RETROFITTING**

This Notice is being sent to each Owner of a Unit in Shoreline Towers, A Condominium, which is operated by Shoreline Towers Phase I Condominium Association, Inc., to notify each Owner that the Association has received the affirmative vote of a majority of all voting interests in the Association to forego retrofitting of the common elements, association property, or units of the condominium with a fire sprinkler system, as allowed by Section 718.112(2)(l), Florida Statutes (2016).

A copy of this Notice must be provided by the Unit Owner to any new Owner prior to closing and furnished to any tenant or lessee, prior to entering into a rental agreement.

Dated: 9-22, 2016.

BY ORDER OF THE BOARD OF DIRECTORS



Tracy J. [unclear], President