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## Confirmation

Thank you for your reservation deposit of \$ \_\_\_\_\_. We appreciate your selection of these accommodations and we will do everything possible to make your vacation an enjoyable experience.

Our office hours are 9:00 a.m. - 5:00 p.m. Monday through Friday. During the Season, the office will be opened on Saturdays. When arriving after hours or on weekends, your keys will be in an envelope in our lockbox which is located on the wall outside our office between the two doors. The COMBINATION is \_\_\_\_\_. After setting the number, push up on the lock and it will open. To relock, you must change the combination first. This is very important. Please make sure the lockbox is locked. Keys are to be returned to office upon departure. In case of emergency, you can reach me at home at (239) 463-5372 or Cell: (239) 281-2090.

Please carefully read the following information and the reverse side, if there are any changes, please notify our office immediately. CHECK IN TIME: *after 3:00 p.m.* CHECK OUT TIME: *prior 10:00 a.m.*

### **PAYMENT IS DUE 30 DAYS IN ADVANCE ON ALL RENTALS**

**Rentals of 30 days or more are to pay 25% of rental amount 60 days prior to arrival.**

**We accept cash, personal checks, traveler's checks, or cashier's check for payment.**

**Credit cards only are accepted for the initial deposit.**

### **NO PETS ALLOWED.**

**DEPOSIT.** A \$300 deposit is required to hold each reservation, which will be applied to the rent. In addition to the deposit there is a Cleaning Fee, a non-refundable \$25 Booking Fee and a non-refundable Peace of Mind Protection Plan Fee (Deposit Waiver). The Peace of Mind Fee will cover accidental breakage and/or damage, which does not exceed \$40.00 if reported during your stay. After departure of the premises, if damage is found, and not reported, it will be charged to your charge card. Please note: taxes are applied to all fees.

**CANCELLATION POLICY.** An administrative charge of \$50.00 will be applied against the security deposit on all confirmed reservations which are cancelled. Cancellations made 60 days or less prior to arrival date are subject to loss of deposit and any partial payments already paid, unless we are able to re-book the unit for the same time period. Cancellations made within 30 days or less prior to arrival dates are subject to loss of full payment unless we are able to re-book for the same time period.

**SUBSTITUTIONS.** Kathy Nesbit Vacations, Inc. reserves the right to substitute comparable accommodations, should your confirmed unit become unavailable due to unforeseen circumstances. However, agent cannot guarantee the rental rate. Renter reserves the right to accept or refuse the substitution accommodations and rental rate within 15 days after notification.

**PLEASE READ THE ADDITIONAL TERMS AND CONDITIONS ON REVERSE SIDE**

## If you have not stayed in one of our condominiums before, please be advised of a few things:

**STUDENT GROUPS ARE NOT PERMITTED.** Students unaccompanied by a parent will not be permitted to register. Any reservation obtained under false pretense will be subject to forfeiture of all amounts prepaid and the party will not be permitted to register or occupy any unit in Kathy Nesbit Vacations, Inc. Property Management Program.

Our owners are happy to share their Florida home with you and trust you will respect it.

Each Condominium has rules and these MUST be followed. Remember condominiums are NOT motels. There are managers at some of these properties with whom you are required to register upon arrival. Any complaints, please come to me and not the managers. You will be staying in someone else's home. PLEASE treat it with care.

**FURNISHING IN UNITS.** All of the condominium units and individual homes rented through Kathy Nesbit Vacations, Inc. are individually owned and decorated. Although Kathy Nesbit Vacations, Inc. administers minimum standards required for a unit to participate in our rental program, the style, quality of furnishings, and color schemes of the units vary considerably according to the individual / owner's taste.

**PARKING RESTRICTIONS / TENNIS CONTROL / HEATING OF SWIMMING POOLS.** The parking areas in the individual sites are for automobiles only. Motor Homes, Travel Trailers, etc., are not permitted. Allocation of court times and rules are administered by the individual sites. The dates pools are heated and temperature settings are controlled by the individual associations. Kathy Nesbit Vacations, Inc. cannot insure the pool will be heated during your stay. It is possible that when necessary, the condominium association temporarily closes tennis courts, pools or other recreational facilities during your stay.

**MAXIMUM OCCUPANCY.** The Maximum occupancy limit, indicated on the reverse side has been set by the owner and/or condominium association. Any more than this is not allowed. If you exceed this limit at any time, we will try to help you find other accommodations.

**RULES & REGULATIONS.** If a guest or any member of party violates any of our rules or condominium rules, agent may terminate your rental agreement and enter the premises by force or by statutory proceedings.

Kathy Nesbit Vacations, Inc. cannot be held responsible for acts of vandalism and theft or other damages to the guests property.

Kathy Nesbit Vacations, Inc. has the right to re-enter premises for the purpose of effecting necessary repairs and / or maintenance.

**MISCELLANEOUS CHARGES.** A minimum charge of \$50.00 will be held for each key lost or not returned to Kathy Nesbit Vacations, Inc. upon departure. There will be a charge of one extra day for anyone checking out after 10:00 a.m. unless later check out times have been approved by Kathy Nesbit Vacations, Inc.

**TELEPHONE CALLS.** Please make arrangements for long distance calls before your arrival. Reverse charges or bring your calling credit card with you. If long distance calls are put on phone bills, there will be an additional \$10.00 charge per bill.

**WHAT TO DO WHEN YOU LEAVE.** During your stay, you are required to maintain the cleanliness of the unit and keep up with the laundry. Make sure your trash is taken out. Trash chutes are located in the hallways of each floor for your convenience.

**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.

**NSF CHECKS.** For any checks returned to us due to insufficient funds, there will be a charge for the applicable bank fees plus a \$25.00 handling fee. Fees will be deducted from your deposit.

IF FOR ANY REASON, IT BECOMES- NECESSARY TO BRING SUIT AT LAW AGAINST GUEST CONCERNING ANY DEFAULT IN THE TERMS OF THIS CONFIRMATION, THEN THE CONFIRMED GUEST SHALL BE LIABLE FOR ALL THE COSTS OF SUCH SUIT, INCLUDING REASONABLE ATTORNEY'S FEES INCURRED.

We hope the above can alleviate any confusion between the owner, renter and our office. Have a nice trip to Florida. See you soon!!!