

[[OfficeLogoPath]]

7205 Estero Blvd. Suite 707  
Fort Myers Beach, FL 33931  
239-463-4253 rentals@knvinc.com After Hours Emergency: 239-470-7227

[[pc\_first%%Tenant First Name]] [[pc\_last%%Tenant Last Name]] [[l\_strdateinshort%%Folio: Arrival Date]] - [[l\_strdateoutshort%%Folio: Dep. Date]]  
**Folio #**[[l\_leaseid%%Folio: Folio #]]  
**Rental Unit:** [[pr\_name%%Prop: Name]] **Balance Due:** \$[[y\_totalbalance%%Pmt: Total balance\$]]  
**Rental Address:** [[pr\_street%%Prop: Street]]  
**KNV Override Key #:** [[a202%%Property: Key Code]]  
**\*\*\*Keys are security coded. The number on the key fob is NOT your unit number\*\*\***

### WELCOME TO FORT MYERS BEACH

WE THANK YOU FOR VISITING OUR ISLAND AND STAYING IN ONE OF OUR PROPERTIES  
Be sure to stop by our office during office hours and pick up your goody bag

**YOUR KEYS ARE TO BE PICKED UP AT OUR OFFICE Location Listed Above (NOT THE RENTAL UNIT).** 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 (7205 Estero Blvd.) between the doors. **The COMBINATION is 7700A.** After entering, turn knob clockwise to open. To relock, just close door and turn knob counterclockwise. Please make sure the lockbox is locked. **KEYS ARE TO BE RETURNED TO THE OFFICE ON DEPARTURE.** USE KEY DROP AT FRONT DOOR AFTER HOURS. **In case of an emergency after hours only (BETWEEN 5:00 PM and MIDNIGHT ONLY), you can reach us by texting or calling and leaving a message: 239-470-7227. We will reply as soon as possible.**

**CHECK-IN TIME 3:00 PM CHECK-OUT TIME 10:00 AM**

**PLEASE NOTE: We must have a valid Visa, Master Card or Discover on file for you AND your signed CODE OF CONDUCT in order for you to check in.** Please call our office to make sure we have this information.

#### **IMPORTANT ACCESS CODES FOR YOUR STAY (If BLANK, then NOT APPLICABLE):**

PARKING SPOT: [[a214%%Property: Parking Space Number]] GATE CODE: [[a339%%Property: Gate Code]]  
LOBBY CODE: [[a336%%Property: Lobby Code]] ELEVATOR CODE: [[a340%%Property: Elevator Code]]  
UNIT DOOR CODE or KEY: [[a338%%Property: Front Door Code]] POOL CODE: [[a337%%Property: Pool Code]]  
WIFI NAME: [[a193%%Property: WiFi Router: Name]] WIFI PASSWORD: [[a52%%Property: WiFi Code]]  
LINEN SERVICE AT YOUR UNIT: [[a342%%Property: Linen Service]]  
SPECIAL NOTE: [[a343%%Property: SPECIAL NOTE]]

In order to make your visit a most enjoyable experience, management wishes to call your attention to the following information. To the extent that specific rules are set forth we believe you will agree that they are simply matters of common sense to enable all

occupants to have a relaxed and super good time:

1. Each property is privately owned and furnished as a residence. We ask that you treat it as you would your own home, but do not move furniture or you will be charged for moving it back or damage caused from moving it. **NO SMOKING ALLOWED.** There will be an additional cleaning fee plus a \$250 penalty fee for smoking in a unit, both automatically charged to your credit card. During your stay, you are required to maintain the cleanliness of the unit and keep up with the laundry and dirty dishes. **IF YOU ARE STAYING IN A PROPERTY WITH OUR LINEN SERVICE**, such as Estero Beach & Tennis Club, you may launder the towels and linens yourself or you can exchange your dirty linens for fresh if you bring to our office for a minimal fee.
2. Please notify the condominium manager of your arrival which is usually located in the lobby area.
3. Be considerate on keeping noise to a minimum especially between the hours of 10 pm and 8 am.
4. Parents should be in control of their children at all times so they do not disturb others.
5. Occupancy of each property shall be limited to the number of guest registered with the rental agency.
6. Please observe the rules of the complex where you are staying.
7. Trash and Garbage - Most trash chutes are located near the elevator or stairways. It will take anything that will fit through the door without forcing it. You must bag all garbage securely. Do not put bones, corn husks, shrimp shells, etc. down the garbage disposal. Recyclable items should be put in the appropriate bins. If no trash chutes available, then garbage must be taken to the dumpster onsite. Houses need to have Recycling out on Tuesday nights for Wednesday pick ups and Trash to the curb Wednesday night for Thursday pick up. Be sure to bring trash cans back in from the curb after pick ups.
8. Damage - If there is any damage to the property upon arrival please call **Kathy Nesbit Vacations at 239-463-4253** to report the problem. Tenants are responsible for any damage occurring during their stay.
9. Some properties have telephones. Please feel free to use it for unlimited local calls. Any long distance calls that are charged to the property phone line will be billed for all charges plus a \$10 handling fee.
10. If you lock yourself out of the unit and we must go to unlock the door for you, the fee is \$50.00 before or after business hours (9AM - 6PM Monday-Saturday). **PAYABLE IMMEDIATELY**

### **KNV Rental Terms and Conditions:**

#### **GUESTS/MAXIMUM OCCUPANCY:**

**Two Renters must be at least 28 years of age and must occupy the property for the entirety of the reservation.** Students unaccompanied by parents will not be permitted to register. Any reservations 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. The Maximum occupancy limit, indicated on this confirmation has been set by the owner and/or condominium association. Any more than this is not allowed and Renter and all members of Renter's party will be subject to immediate eviction with a loss of all monies paid. If you exceed this limit at any time, we will try to help you find additional accommodations for those in the party exceeding this limit..

#### **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.

#### **FEES/DAMAGE CHARGES:**

There is a Non-Refundable Cleaning Fee and a Non-Refundable Reservation Fee. If Renter's reservation was made online, there will be a Non-Refundable Online Booking Service Charge.

**The Renter agrees to be responsible for any damage caused by the Renter, any member of the Renter's party or visitors.** This includes, but is not limited to, damage caused by negligence or misuse of property or theft, unauthorized entry into the owner's supply closet, unauthorized pets, damage caused by any pet or animal brought onto the premises whether or not the property is a "pet friendly" property, damage requiring extensive cleaning, damage caused by smoking, or damage caused fines imposed by exceeding maximum occupancy limits or any fines or costs levied against the Renter as a result of violation of any law, ordinance, rule or regulation.

After departure of the premises, if damage is found and/or items are found to be missing, Renter assumes full responsibility and costs will be charged to Renter's credit card on file. Kathy Nesbit Vacations, Inc. requires a valid Visa or Master Card on file for the Renter.

In addition, some reservations will require a Refundable Security Deposit, which amount will be retained to cover any damage caused by Renter, Renter's party or visitors. If upon inspection, there is no damage, the Security Deposit will be refunded, usually within 10 days of departure. Please note: taxes are applied to all fees.

### **MISCELLANEOUS CHARGES:**

**KEYS:** A minimum charge of \$50.00 will be charged for each front door key lost or not returned to Kathy Nesbit Vacations, Inc. upon departure. The charge for a pool or lobby key lost or not returned is \$75.00 each.

**LOCKOUTS:** A \$50.00 fee will be charged to any Renter for lockouts occurring before or after business hours (Business Hours are 9AM-5PM, Monday through Saturday).

**LATE CHECKOUTS:** There will be a charge of one extra day for anyone checking out after 10:00 a.m. unless a later check out time has been approved in writing by Kathy Nesbit Vacations, Inc.

### **NFS 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 charged to your credit card.**

### **TELEPHONE CALLS/CABLE CHARGES:**

Renter must bring their own cell phone. Local telephone service is provided in some units, but not all units. Please make arrangements for long distance calls before arrival. Reverse charges or bring your calling credit card with you. If long distance calls are put on property phone bills, there will be an additional \$10.00 charge per bill. Renter will be responsible for any charges for TV cable/satellite movies or channels ordered without permission from Kathy Nesbit Vacations, Inc. and the owner of the property, and Renter's credit card on file will be charged upon discovery of the unauthorized orders.

### **HOUSE RULES AND REGULATIONS:**

**NO PETS ALLOWED** unless prior written authorization by owner is secured in pet allowed unit **ONLY**. If a pet has been brought onto a property where no pets are allowed, Renter's credit card on file will be charged for additional deep cleaning required for the removal of pet stains, pet hair, pet dandruff, etc, usually \$250, PLUS a \$150 per day fine for each day the pet was in the rental property. In addition, Renter is subject to immediate eviction for violation of House Rules that clearly state **NO PETS ALLOWED**.

**NO SMOKING ALLOWED** in any property or on any balcony or lanai. If there is evidence of smoking anywhere on the property, Renter's credit card on file will be charged for additional cleaning required for smoke removal AND a \$250 penalty fee.

**NO EVENTS ALLOWED AT ANY TIME IN ANY RENTAL PROPERTY. STUDENT GROUPS, PARTIES, WEDDINGS ARE NOT PERMITTED:**

Students unaccompanied by a parent will not be permitted to register. Any reservations 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. Maximum occupancy, as shown on our website for each property, and rules of conduct are strictly enforced. Renter may not assign or transfer their reservation.

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 our rental office and not the managers. You will be staying in someone else's home. Please treat it with care.

#### **PARKING RESTRICTIONS / TENNIS COURTS / 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 pools are heated and temperature settings are controlled by the individual associations. Kathy Nesbit Vacations, Inc. cannot guarantee 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.

**ASSOCIATION APPROVAL, RULES AND REGULATIONS:** 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 with. ALL complaints should be directed to our rental office and not the managers. If a Renter or any member of the 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.

#### **TOWN OF FORT MYERS BEACH - GUEST'S CODE OF CONDUCT**

In accordance with Sec. 34-2393, Ordinance 18-01 for short-term rentals, all guests staying on the island of Fort Myers Beach must abide by the Town's Code of Conduct. Guests will be subject to fines of up to \$500 per incident/occurrence per day plus the cost of any related corrective action paid by the Town along with any applicable administrative fees for violations of the Code of Conduct.

#### **PROPERTY MANAGEMENT RIGHTS:**

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

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

### **FURNISHINGS IN UNIT:**

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. **FURNITURE SHOULD NEVER BE MOVED DURING YOUR STAY.** There will be a charge to have furniture moved back to its original location and an additional charge for any damage caused by moving furniture.

### **LINEN SERVICE:**

If you are staying in a property with our linen service, such as Estero Beach & Tennis Club, **you may launder the towels and linens yourself or you can exchange your dirty towels and linens for fresh if you bring to our office for a minimal fee.**

### **DEPARTURE INSTRUCTIONS: 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 and dirty dishes. **(If you are staying in a property with our linen service, such as Estero Beach & Tennis Club, you can leave your dirty towels and linens. If your property is NOT on the linen program, only leave your last day's dirty linens.)** Make sure your trash is taken out. Trash chutes are located in the hallways of each floor for your convenience. Your unit will be inspected upon your departure and you will be charged for any damages, theft and additional cleaning fees if you leave your unit in an unsatisfactory condition.

### **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.

### **TURTLE SEASON (MAY 1st - OCTOBER 31st):**

All Gulf front properties must abide by the TURTLE TIME Turtle Season Beachfront rules. SW Florida Beaches are environmentally sensitive areas with a protected population of Sea Turtles who visit each year to lay eggs. To protect the nests and aid future generations of returning Sea Turtles, Lee County has a Sea Turtle Conservation Code, which is strictly enforced. Shut off or shield lights that are visible from the beach. Close drapes or blinds after dark. Do not use flashlights, lanterns or any other non-approved light source on the beach. Fires are not permitted at any time. Do not allow car headlights to shine on beach after 9 PM. Any questions should be directed to Florida Fish and Wildlife at 888-404-FWCC or call Turtle Time at 239-481-5566.

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

**08.28.20.20**