

The Conch Key Villas, Unit #4, Vacation Rental Contract

Unit #4 is upstairs, east side of building.

Today's Date: \_\_\_\_\_

Conch Key Management, Inc. agrees to rent and hold a reservation for the below Tenants (as defined – one rents or leases).

To contact the Owners, Stewart and Katie Allmond, email: [conchkeyvillas@gmail.com](mailto:conchkeyvillas@gmail.com) T. 804.389.9230, Address: 110 W. Conch Ave, Conch Key, Fl. 33050

The Tenants agree to rent the following dates from Conch Key Management, Inc.:

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Check-in is 4:00 pm and Check-Out is 10:00 am. Approximate time of arrival: \_\_\_\_\_

Name of Tenant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cells: \_\_\_\_\_

Number of Adults: \_\_\_\_\_ Child \_\_\_\_\_

Trailing a boat: \_\_\_\_\_ Length of boat: \_\_\_\_\_

Dog \_\_\_\_\_, Please discuss this with the Owners.

Expecting any guests: \_\_\_\_\_ Please discuss this with the Owners.

Total price: \_\_\_\_\_ Amount Paying To Reserve (1/2 down at booking): \_\_\_\_\_

Paying by check: \_\_\_\_\_ Check to: Conch Key Management, Inc, 110 W. Conch Ave, Conch Key, Fl. 33050

Pay with credit card (3% convenience fee): \_\_\_\_\_ Visa, \_\_\_\_\_ MasterCard, \_\_\_\_\_ Discover

Name on card: Same as above \_\_\_\_\_ No, use this: \_\_\_\_\_

Billing address: Same as above \_\_\_\_\_ No, use this: \_\_\_\_\_

Credit card number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Code: \_\_\_\_\_

Please type your name or handwrite your name below to charge your credit card:

\_\_\_\_\_

Please be sure to read and sign:

**Parking – Unit #4 comes with parking for two vehicles.** The parking space is marked with “Reserved for #4 –and is designed to accommodate two vehicles parked behind each other. Conch Key Villas is committed to ensuring our operations do not encroach on the properties of our neighbors. Therefore, Boat trailers must be empty when parked in your assigned parking area.

Please discuss with Owners regarding extra guests and their vehicles.

**Occupancy - The maximum occupancy for your unit is 2 adults and 1 child**

The Owners, Stewart and Katie Allmond, have the right to terminate the Tenants rental agreement if Tenants: 1) act in a reckless manner that could endanger themselves and others (including drunk behavior, reckless driving, reckless boating, too loud – whether music or voice or barking dog. 2) If Tenants sneak anyone – person or animal – to stay overnight without notifying Owners. 3) If a grievance of compliant is communicated to the Owners by a resident of Conch Key or from another Tenant on the property, regarding Tenants’ conduct.

Please leash pets at all times and pick up after your pet.

**Damage –** Damage to any Unit or its contents must be paid within 10 days.

**Cancellation Policy –** Our policy is simple. If we are able to rent your Unit to another party, then we will refund your deposit **less a \$150 cancellation fee**. If we are unable to rent your Unit to another party, then you forfeit your deposit. In most cases we can find another renter if you give us enough notice. Please understand that we have to apply this policy to ALL circumstances (no exceptions) in order to avoid substantial losses. In the unlikely event that a hurricane interrupts your vacation, your deposit will be reimbursed in full or your stay will be prorated. The definition of interrupt is as follows: the Keys are under a hurricane watch or warning within three days of your arrival or any time during your stay.

**Smoking -** No smoking inside the unit.

**Agreement -** I have read and understand the rules identified above. Additionally, I understand and accept the fact that the owners of Conch Key Villas shall not be responsible to the Tenant and Tenant’s guest, family, or occupants for any damages, injuries, or losses to person or property caused by fire, flood, water leaks, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, condition of the Property, or any other occurrences or casualty losses.

Type your name or handwrite your name to accept the terms above:

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The Owners will be sending a confirmation email of the dates requested after we receive your paperwork. Thank you for booking with Conch Key Villas!

Special Requests or Comments:

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