

Stay at Orlando, LLC

Terms and Conditions of Rental

Throughout the following terms and conditions, "We" or "we" refer to Stay at Orlando, LLC.

RESERVATION The signing of the reservation form confirms the acceptance of the terms and conditions set out below and shall be binding on the persons intending to occupy the premises whether or not such persons have signed the reservation form. Each reservation will be confirmed as soon as reasonably possible after receipt of signed reservation form and appropriate deposit.

RESERVATION DEPOSIT AND FULL PAYMENT The appropriate deposit (\$300 standard, \$500 for stays of 3 weeks and longer) to secure your reservation is payable with the completed reservation form. The full payment is payable no later than six (6) weeks prior to the date of arrival (check-in). If the signing date of the reservation form is within the above time frame, the deposit AND full payment are due immediately. The deposit will be refunded upon return of the key and upon confirmation from our agents that no loss or damage has occurred during the use of the property by the parties to this agreement. In the unlikely event that the deposit does not cover the cost of any damage or loss, the difference will be liability of the renter(s), who will be invoiced accordingly.

SMOKING For the comfort of our guest, no smoking is allowed in the villa. Smokers may do so in the pool/patio area. There will be a minimum fine of \$250 if the client chooses to ignore this condition.

ANIMAL AND PETS We regret that animal and pets are not permitted in the villa, no exception is accepted.

VILLA KEY The key must be left in its security box each time the clients leave the property. The loss of the door key will result in a charge of \$250 from the deposit fund. In a situation that the clients lock themselves out, the management company can be contacted to allow re-entry into the house, a \$50 charge will occur for each such service provided by the management company.

CANCELLATIONS If the full payment has not been received by the prescribed time (six weeks prior to arrival), we reserve the right to cancel the reservation. All cancellation must be in writing (letter, email or fax). If the reservation is cancelled by the client after the booking is confirmed, the following applies:

10+ weeks prior to check-in date	Deposit refunded minus \$25 processing fee
6 to 10 weeks prior to check-in date	Deposit retained as credit towards future rental (valid for one year)
4 to 6 weeks prior to check-in date	50% of full payment will be refunded, deposit retained
Less than 4 weeks prior to check-in date	No refund

Note: For any above case, we will only charge the \$25 processing fee if the property can be re-rented for the time period the client had reserved but later cancelled.

UNAVOIDABLE CHANGES We reserve the right under any circumstances to cancel the booking and in this event we will return all sums (but without interest or compensation) or we will endeavour to offer alternative premises of comparable standard. In the event of a major change to the reservation being necessary, we will inform the client as soon as reasonably possible, and if the client does not wish to accept the booking on this basis we will cancel the booking and return all moneys (but without interest or compensation).

COMPLAINTS Should a problem arise relating to the premises the client should immediately contact our management company. Details contact info about the management company can be found in the guest manual in the premises. If the matter cannot be resolved, the client should contact the owner, Stay at Orlando, LLC, in writing, within 14 days of the end of rental period.

LIABILITY We accept no responsibility for personal injury, accidents, loss or damage to persons or personal effects however caused. The premise has a swimming pool; we and our agents do not accept liability for injury, howsoever caused as a result of the use of the pool. Guests are specifically requested not to allow unsupervised children to use the pool, which is around 6 feet at its deepest.

FORCE MAJEURS We accept no responsibility or liability whatsoever for any loss or damage or alteration to the terms of the reservation caused by events beyond our control (but without prejudice to the generality of the forgoing) war, civil commotion, flight delays or cancellations, adverse weather conditions, fire, flood or industrial dispute.

AVAILABILITY The premise will be available for occupation from 4:00pm on the first day of the rental period and must be vacated by 10:00am on the day of departure, all times are local. In case early check-in or late check-out is requested by the client, such request should be given to us at least 48 hours in advance. \$30 fee will occur for every early check-in or late check-out hour, a full night charge will apply if check-in is before 12:00pm or check-out is after 2:00pm.

SAFETY AND SECURITY In the event that we or our agents need to gain access to the property (for whatever reason) we will endeavour to give prior notice but reserve the right to enter the premises at any time for any reason.

PRICE GUARANTEE The price of renting premise is fully guaranteed and no surcharges will be added to the cost shown on the reservation form.

DESCRIPTIONS All house descriptions are made in good faith and every care is taken to ensure their accuracy, but no liability will be accepted in the event of any error or misdescriptions.

Renter/Client Initial: _____ Date: _____

RESERVATION FORM

Instruction: Please complete all relevant sections and return to *Stay at Orlando* via one of the following ways:

Postal Mail	Email	Fax
Stay at Orlando, LLC PO Box 224, Pennington, NJ 08534, USA	StayAtOrlando@gmail.com	1-206-666-3603

Guests (Mr, Ms, Mrs; Print Full Names; Specify age if under 25)

- | | |
|----------|-----------|
| 1. _____ | 7. _____ |
| 2. _____ | 8. _____ |
| 3. _____ | 9. _____ |
| 4. _____ | 10. _____ |
| 5. _____ | 11. _____ |
| 6. _____ | 12. _____ |

Reservation Details

Check in (MM/DD/YYYY): ____/____/____ Check out (MM/DD/YYYY): ____/____/____

Base Rent \$ _____

Pool Heating (optional, \$20/day) \$ _____

Check the Desired: Crib/Playpen Stroller Highchair \$ 0.00 (FREE)

Cleaning Fee (\$105.00 applies for bookings of 7 nights or less) \$ _____

Sub Total \$ _____

Florida Local and State Taxes (11%) \$ _____

Total Amount Payable \$ _____

Please make all checks payable to: *Stay at Orlando, LLC* and mail checks to:

Stay at Orlando, LLC
PO Box 224, Pennington, NJ 08534, USA

All amounts are in US Dollar unless otherwise stated. We prefer money order, cashier's check or traveller's check to keep our guests' cost down. To make a secure payment with credit card, visit <http://www.StayAtOrlando.com>, click "Reservation" on the left, then click the "**Pay Now**" button to start the payment process.

Declaration

I declare that I am over 25 years old and that I have read and accepted the enclosed terms and conditions.

Name: _____ (Please Print)

Address: _____

Phone: _____

Email: _____

Signed: _____

Date: _____