

**Luxury Ocean Rentals**  
**917 N. 1<sup>st</sup> street #502**  
**Jacksonville Beach Fl 32250**  
**904 509 6030 fax: 904 246-2477**

**Luxury Ocean Rentals.** (agent) agrees to rent to:

NAME: _____	UNIT# _____
ADDRESS _____	DATE IN: _____
_____	DATE OUT: _____
TELEPHONE __ (    ) _____	UNIT TELEPHONE _____
RENT     \$ _____	DEPOSIT _____
7% tax    \$ _____	(deposit not applicable to rent)
HOUSEKEEPING FEE \$ _____	DEPOSIT DUE BY _____
TOTAL            \$ _____	
	(see payment below)

1. **TERM:** No more than (2) persons per bedroom may occupy the premises. Parties, weddings, gatherings may not be held on this property!!!!
2. **Utilities:** Long distance calls are restricted, except when made using credit cards or calling cards. If long distance calls are made or charged to the villa phone during said term, tenant agrees to pay for all charges incurred.
3. **Deposit:** Deposit is not applicable to rent. Deposit will be held by agent in a non-interest bearing account. Due to billing cycle, please allow for up to 45 days for return of deposit. Properties are inspected prior to arrival and after departure. Should any damage occur during your stay, please report it to the office immediately. If any damage is discovered after your departure, the tenant will be responsible for the cost to repair. If garage door openers and/or keys are not returned to agent, there will be a charge for changing locks. There will be a \$25.00 charge for after hour lock-outs. Any extra cleaning needed, based on condition in which villa was left, will be deducted from security deposit. If there is any overage in charges occurred, you will then be billed. **TENANTS MAY NOT PERFORM THEIR OWN DEPARTURE CLEANING.** Should your property not be cleaned to your satisfaction, you must notify the office immediately.
4. **Pets:** MUST HAVE APPROVAL FROM OWNER If pets are found on property without owner's approval, tenant will be evicted and there will be no refund of deposit or rent. Any damages may result in litigation.
5. **Tenants personal property:** Neither the owner nor the agent is responsible for loss or damage to tenant's personal property, to include vehicles and property left in vehicles. (for example, clothing, jewelry, cameras, radios etc..)
6. **Check-in:** Check in after 4:00 P.M. Please check in with owner or at agent's office to pick up key. Office hours are Monday through Friday 9:00-5:00 and Saturday 10:00-4:00. You can also arrange for an early arrival within 7 days prior, if available, with payment of a \$50.00 early arrival fee. This must be arranged in advance and must be in writing with agent.
7. **Check out:** Check out time is 11:00 A.M. Tenant will be charged for additional days if not checked out by 11:00 A.M. All late checkouts must be arranged in advance and must be in writing with agent. Please return all keys to office. There is a \$10.00 charge for each key not returned and \$100.00 charge for garage door openers not returned to agent/owner at time of departure.
8. **Payment:** **PAYMENT ON ALL OCEANFRONT RENTALS REQUIRES 25% OF RENT, ALONG WITH DEPOSIT (DATE STATED ABOVE) AND FINAL PAYMENT DUE 45 DAYS IN ADVANCE OF YOUR ARRIVAL. SECURITY DEPOSIT IS NON REFUNDABLE 45 DAYS FROM CHECK-IN. CASH, PERSONAL CHECKS WITH PROPER IDENTIFICATION, TRAVELERS CHECKS, VISA, MASTERCARD, AND AMERICAN EXPRESS ARE ACCEPTED FOR RENTAL PAYMENT.**

**THERE WILL BE A \$50.00 SERVICE CHARGE FOR ALL RETURNED CHECKS. THERE WILL BE A 5% LATE FEE FOR RENTAL AMOUNTS NOT PAID WITHIN 5 DAYS AFTER DUE DATE.**

9. **Cancellation policy:** Agent charges a \$100.00 cancellation fee on all cancellations, regardless of notification given. Agent requires 45 days cancellation notice prior to arrival date. If agent does not receive proper notification, deposit and 25% rent will be forfeited unless property can be re-rented for same time period. Deposit and total rent will be forfeited unless property can be re-rented in same time period. If tenant should vacate the property early, there will be no refunds in rent.
10. **Repairs:** All repairs and maintenance issues should be referred to agent/owner immediately. A repair person will respond as soon as possible. However, due to the nature of the problem, proper timing should be allotted. Absolutely no money will be refunded due to equipment malfunction of any kind.
11. **Garbage:** Garbage should be placed in plastic trash bags and deposited in trash chute on 5<sup>th</sup> floor of condo.
12. **REQUIRED STATE OF FLORIDA DISCLOSURES FOR TENANTS:**
  1. Agent and Tenant's signature signify this agreement to be bound by the terms and conditions set forth above.
  2. As a renter of a building, the undersigned tenant certifies that they were provided with a copy of the foregoing notifications at the time of or prior to the execution of the rental agreement.
13. **Lockouts:** If you lock yourself out of your property, call 904 509 6030. If it is after hours, there will be a \$25.00 charge to bring you a key.
14. **Reservation confirmation: PLEASE SIGN AND RETURN THE ORIGINAL COPY OF THIS AGREEMENT ALONG WITH THE DEPOSIT, 25% ADVANCE PAYMENT, AND A COPY OF YOUR DRIVERS LISCENSE TO CONFIRM YOUR RESERVATION.**
15. An agent may show all rental properties to future rental prospects as long as the agent gives the tenant 24 hour notice to show.
16. This is a NON-SMOKING property. If any damage is done as a result of smoking, the tenant will be held responsible for and not limited to additional fees for cleaning, deodorizing, and loss of rent.

TENANT \_\_\_\_\_ DATE \_\_\_\_\_

Drivers license # and state \_\_\_\_\_

TENANT \_\_\_\_\_

Drivers license # and state \_\_\_\_\_

How did you hear about us? \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Date \_\_\_\_\_

Owner/property manager

**Payment: please mail check Payable to Luxury Ocean Rentals  
917 N. 1<sup>st</sup> street #502 Jacksonville Beach Fl 32250  
Credit Card Payment, call 904 509 6030**