

## Rental Confirmation

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Payment of rent & tax due 30 days prior to arrival.

Failure to make any payments in a timely manner may result in the cancellation of your reservation and forfeiture of any funds on deposit. All rates are considered earned at occupancy and refunds or adjustments cannot be made for late arrivals or early departures.

If it becomes necessary to cancel your reservation, deposits will be forfeited unless written notice is received at least 30 days prior to your arrival.

Should it become necessary to cancel this reservation after you have paid in full, all prepaid amounts will be retained as liquidated damages. Cancellation penalties provided herein shall be waived if the unit is re-booked for the full term of your reservation.

Arrival times are 11 AM thru 5 PM. After Hours are subject to a \$40.00 Meet & Greet Fee. Or Make Prior Arrangement's with Rental agent.

Guests are Asked to Depart by 11 AM.

ALL CANCELLATIONS ARE SUBJECT TO A \$ 150.00 ADMINISTRATION FEE.

ARRIVAL DATE: MARCH 1<sup>st</sup> 2018

DEPARTURE DATE: MARCH 31<sup>st</sup> 2018

RENTAL RATE: \$ 3,500.00 per month: 3,500.00

DEPARTURE CLEAN: 100.00

STATE & LOCAL TAXES: 396.00

Address of Unit:

12150 KELLY SANDS WAY # 611

FT MYERS, FL 33908

TOTAL: ..... 3,996.00

~ DAMAGE DEPOSIT REQUIRED: \$ 500.00 \* Separate from Rent and will be returned 45 days after vacating.

COMPLEX: KELLY GREENS GOLF & COUNTRY CLUB

Maximum Occupancy: 4

This is a Fully Furnished, 2 Bedroom, 2 Bath, 2<sup>nd</sup> FL End Terrace Condo with Covered Parking

Payments: All balances due on FEBRUARY 1<sup>st</sup>, 2018... *RLS MS*  
Jan 19, 2018

**SECURITY DEPOSITS:** All deposits, prepaid rents and other monies are being held by Century 21 Gold Star Realty. (Mary Birdsong - 239-275-1121)

Tenants: Richard & Marie Sturdevant

Owner: Jack & Patti Adams

X Richard Sturdevant Jan 19, 2018

X Jack Adams Jan 23, 2018

X Marie Sturdevant Jan 19, 2018

X Patricia Adams Jan 23, 2018

- This Property is on the market for sale. Tenants agree to allow showings.

**EXCESSIVE USE & BREAKAGE:** In addition to the rental rate, a deposit is required. This deposit will be held up to six (6) weeks after your departure and is subject to charges for damages to the unit, extra-ordinary cleaning, toll charges and excessive utilities beyond normal usage. There is a limit of \$ 100.00 per month for electrical usage. RLS MS

Jan 19, 2018

**CONDOMINIUM ASSOCIATION RULES:** Your unit is confirmed with the understanding that you will adhere to the rules & regulations set by the individual Condominium Association or Homeowners Association.

**TELEPHONE USAGE:** N/A... Tenants will use their cell phone. Cable & WIFI are provided @ No Extra Charge. RLS MS

Jan 19, 2018

**FURNISHING IN UNIT:** All the condominium units and homes are individually owned and decorated and vary according to the individual owner's taste. The owner shall be responsible for providing additional furnishings or equipment not available presently in the unit.

**PARKING RESTRICTIONS AT SITE:** Parking areas at the individual sites are for automobiles ONLY. Motor Homes, travel trailers, boats, trailers, pickup trucks, ect are NOT permitted.

**MAIL:** Please have your mail forwarded to the unit address provided here in.

**GOLF:** Where applicable, please contact pro – shop for golf inquiries. 239-466-9552

**POOLS:** The pools are heated and temperature settings are controlled by the individual Associations.

**Tennis:** Allocation of court times and administration of court rules are individual site functions and are not controlled by owners of the properties.

**Radon Gas:** Radon gas is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities may present a health problem to persons who are exposed to it over a long period of time. Levels of radon that exceed Federal & State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your local health unit.

**MAXIMUM OCCUPANCY:** The unit premises cannot be occupied by more than the maximum number of persons indicated herein. The occupancy limit cannot be exceeded without the consent of the owner. For purpose of this agreement, occupancy is defined as any overnight visits in or at the unit premises. Guest agrees that any occupants in excess to the maximum limit specified may be treated as trespassers and can be removed from the unit. In the event the maximum occupancy limit is exceeded, guest agrees to let the owner, or condominium associations remove them from the unit and retain all deposits and rates whether earned or unearned.

~ **All SUITES ARE NON-SMOKING AND PETS ARE NOT PERMITTED!**

~ ~ **TENANTS MAY NOT SUBLET SUBJECT PROPERTY.**

RLS MS  
Jan 19, 2018