

# Floridian

## REALTY SERVICES, LLC

RENTAL POLICIES

All properties under Floridian Realty Services management are privately owned by individual owners. Décor style and condition can vary from property to property because they are furnished/equipped and maintained by the owners. Floridian Realty Services desires to provide clean and well maintained properties to our guests. Upon arrival, direct any damage, repairs, or cleaning inquiries to Floridian Realty Services as soon as possible; your silence indicates full acceptance of the premises in its current condition.

Rental rates vary and are based on the property's characteristics, individual owner's preference, and time of year for your stay. Property availability is subject to the owner's confirmation. Properties rent by the week or the month with some properties having a minimum rental term.

Florida State Sales Tax and County Tourist Development Tax are added to all rental rates. (12% in Charlotte County and 12% in Sarasota County.)

A Reservation Fee is applied to each booking. This includes the departure cleaning fee and Accidental Rental Damage Insurance (ARDI) policy.

- The cleaning includes laundering of the linens and routine cleaning. Please remove all trash to the curbside trash bin and leave the property as you found it in a neat and orderly condition. Excessive cleaning needed after your departure will result in additional cleaning charges to you. Renter is responsible for maintaining the cleanliness of the property during occupancy. If you would like to schedule additional housekeeping during your stay, please contact our office.
- ARDI is an insurance plan that provides coverage for accidental damages to your vacation rental property during your stay. ARDI does not eliminate your responsibility for intentional damage or excess damage above the limit. Any damage caused by the renter and any services calls for misuse/mistreatment of the premises will be charged to you.

You can pay by personal check, money order, or cashier's check. Wire transfers and credit cards are accepted as well with an additional transaction fee. All rental payments are due to be paid in full before arrival.

Check-In is 4:00pm and Check-Out is 10:00am at which time all keys are due to be returned to our office. Please make our office aware of your approximate arrival time. Keys are available for pick up at our office 9am to 5pm Monday through Saturday and 9am to 3pm Sunday. Prior arrangements are necessary for check-ins outside of office hours. Keys need to be returned to our office at check out. There is a drop box at the street for returning keys outside office hours. You will be charged for the replacement of keys, garage door remotes, gate remotes, etc. that are not returned.

Rent payments/deposits will be retained in the event of a cancellation. They will be returned to the tenant if the property is re-rented at the same terms as the original reservation. You may want to consider purchasing a travel insurance policy to cover cancellations, illness, inclement weather, etc. Floridian Realty Services can add coverage to your reservation from Travel Guard. Please contact Floridian Realty Services for details. There will be no refunds/adjustments due to malfunction of appliances, HVAC, or other equipment at the premises. Repairs will be carried out as quickly as possible. All rentals are subject to cancellation for acts of god and/or conditions outside of Floridian Realty Services' control. Should a property become unavailable, the sole remedy, at Floridian Realty Services' discretion, will be a substitute accommodation or refund.

The Renter agrees that Floridian Realty Services, LLC shall not be liable to Renter or any other person for any injury, loss, or damage to any person or property at the rental premises. Renter shall hold Floridian Realty Services, LLC, harmless and indemnified from and against all loss or damage occasioned by use, misuse, or abuse of the premises. The Renter acknowledges that Floridian Realty Services, LLC acts solely as Agent for the property owner, assuming no liability hereto.

The owner maintains electric, water, and television services. Properties are "Turnkey Furnished" meaning all furniture, bedroom/bath linens, and kitchenware. Some, but not all, properties have local phone and internet. Renters may add these to properties where they are not provided already. Please contact Floridian Realty Services for assistance. Each property contains a utility cap. Please be considerate of the owner's utilities. (i.e. Close all windows/doors when the air conditioning is on) Utility usage above the cap will be charged to the renter.

Pets are only permitted if agreed upon by the owner and included in the lease. Smoking is not permitted inside any property at any time.

Rental properties are located in residential neighborhoods where many residents live year round. Many communities also have deed or association restrictions concerning items such as parking of cars in the street, noise, etc. Renters shall occupy the premises in a quiet and respectful manner, protect the contents against damage, loss, and theft and shall obey all Rules and Regulations of any community association.