

## Tarpon Cove, Islamorada, LLC. Terms and Conditions

1. **Check in** time is 4:00 PM; **Check out** time is 11:00 AM
  2. This is a **non-smoking** home. You will be charged for extra cleaning if you smoke inside the house
  3. **Pets are not permitted** under any conditions
  4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent
  5. **Damage/Reservation Deposit:** The deposit is \$500 for a one or two weeks stay and \$1,000 for a longer stay. The deposit is fully refundable within 14 days of departure, provided the following provisions are met.
    - A. No damage is done to the property or its contents.
    - B. No pets are kept in the premises
    - C. All debris, rubbish, and discards are placed inside plastic bags, the plastic bags are placed inside the garbage cans, and the garbage cans are taken out by the side of the road before your departure
    - D. The house is locked and all keys are returned to the lock box
    - E. No linens are lost or damaged
    - F. No early check in or late check out without prior approval from the owner
    - G. Occupancy is limited to a maximum of 6 people
    - H. Only one boat may be kept at the dock and only one trailer parked on the side yard
    - I. The renter is not evicted by the owner or the local law enforcement.
  6. **Payment:** An advance payment equal to 50% of the total is required upon reservation; the other 50% is due 21 days prior to the guests' arrival. Traveler's checks, money orders, cashiers checks or personal checks are acceptable. Renters may also choose to pay with a credit card or through PayPal .
  7. **Cancellations:** Sixty days notice is required for cancellation. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment.
  8. **Maximum Occupancy:** The maximum number of guests is limited to six (6) people. An additional charge of \$25.00 per night for additional guests will be made. Additional guests must have prior owner's approval.
  9. **Linens and Kitchen Equipment:** Linens are provided. Please do not use Clorox if you need to wash any sheets or towels during your stay. The kitchen is fully equipped with nice dishes, glasses, pots and pans, etc. We have a Webber gas grill and a full extra tank for the grill. Please do not remove these from the house.
  10. **Hurricane Policy:** Pro-rated refunds will be made if a "mandatory" evacuation is issued by the National Hurricane Center.
  11. **Boating:** You may not use the boat davits. They are not operational and may damage your boat. You may dock your boat in the canal and tie it to the existing cleats at your own risk. We will not be responsible for any damage to your boat.
  12. **Please consider purchasing vacation/trip insurance.** There are many companies that will reimburse you the cost of your vacation rental for under \$100 in case of a change of plans.
- I agree to the terms and conditions stated above.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_