

NAUTILUS COMMUNITY ASSOCIATION, INC. (i.e. Nautilus)

RENTAL POLICIES AND DAMAGE SECURITY AGREEMENT

Please take a moment to read the following important information.

Check-in and Check-out Times

Check-in time is after 4:00 p.m. Local Time. In some instances, access to your property may be unavoidably delayed due to cleaning or maintenance scheduling circumstances beyond our control. There will be no discounts, credit, or refunds offered due to a late check-in or delays in check-in. Your patience is appreciated in these circumstances. Guests who will be arriving after office hours should make late arrival arrangements by telephone in advance prior to arrival. Early check-in may be available, but due to cleaning and inspection schedules (particularly during the summer season) will require special arrangements. Check-out time is before 10:00 a.m. For departures after 10:00 a.m. please check with the office for availability. If you depart after 10:00 a.m. you may be subject to additional charges up to and including the full daily rental rate.

Age Requirement

The person making the reservation must be 25 years of age or older and must occupy the rental property the entire term of the reservation. The person over the age of 25 who has reserved the unit will be held accountable for all persons who are under the age of 25. Any violators will be evicted according to Florida Statute 509-141 with forfeiture of all monies.

Payment and Cancellation Policy

A \$250 advance payment is required at the time of booking for a reservation to be valid. The final balance is due 30 days prior to check-in. If we have not received another form a payment 30 days prior to your check-in date, your credit card will be charged automatically. Cancellation of rentals that are made more than 30 days prior to the arrival date will forfeit \$50. If you cancel within 30 days of your arrival you will forfeit 100% of the total reservation amount. We will try to re-rent the property, with a goal of receiving the total rent indicated in this Agreement. If we can find a substitute Booking Guest at an amount equal to or greater than the rent, then we will refund to Guest any amounts Guest has paid less \$50. If guest must shorten their stay within 30 days of arrival or after checked in, no refunds will be provided for the nights not used. We encourage guests to buy Travel Protection Insurance to protect themselves.

Methods of Payment

We accept Visa, MasterCard, and Discover credit cards. Other acceptable methods of payment include cash, personal check, cashier's check, certified check and money order. A credit card will be required at check-in for damage to the Rental Unit.

Travel Protection Insurance

We have partnered with CSA Travel Protection to provide coverage for our guests. CSA provides cancellation and interruption services as well as emergency assistance and travel services. The travel insurance is optional, and the cost is 6.95% of your total reservation stay. To learn more about CSA please visit www.vacationrentalinsurance.com.

Cleaning Fee

Rates are subject to change without notice. All units are subject to a departure clean based upon size of a unit. A one-bedroom unit is \$92 plus tax, a two-bedroom standard is \$102 plus tax, a two-bedroom penthouse is \$112 plus tax and a three bedroom is \$112 plus tax. This fee is included in the total for your reservation. UPON ARRIVAL, IF YOU HAVE HOUSEKEEPING ISSUES OR PROBLEMS, PLEASE REPORT THESE ISSUES TO THE OFFICE SO THAT WE MAY PROMPTLY ADDRESS ANY HOUSEKEEPING ISSUES.

No Daily Maid Service

While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the Rental Units. The Rental Unit will be stocked with an initial supply of trash liners, toilet paper, paper towels, bath soap and dishwasher soap. All our units do include a washer and dryer for your convenience.

Departure

Please leave the unit neat. Please place any dirty dishes in dishwasher and start. Trash is to be removed when you depart. The trash chute is by the south elevator (gulf front building) on each floor. All trash must be bagged. Units left with dirty dishes and garbage will be subject to an extra cleaning fee.

Swimming Pool

Hours are from 9 a.m. until 10 p.m. No glass or food is allowed in the pool area. Posted rules must be followed.

You agree that any use of the swimming pool is at your own risk and you agree to assume all risk of harm, injury (including death), and/or loss to persons or property resulting from use of such swimming pool. Further, you agree to indemnify, defend and hold Nautilus and the property owner harmless from and against all cost, expense, liability, damage, injury (including death) and all other causes of action whatsoever arising from or related to use of the swimming pool by you or your invitees, licensees, guests, family members, agents, permittees, or other persons using the pool during your stay.

Beach Service

Complimentary beach service is provided on reservations of 14 days or less on a seasonal basis (March 1st to October 31st). It includes two (2) chairs and one (1) umbrella subject to weather permitting.

Pet Policy

Pets are not permitted in rental units. If evidence of a pet(s) is found in your unit or on the premises, you will be evicted immediately with no refund of rent.

Smoking Policy

No smoking, including vaping and e-cigarettes is allowed in our Rental Units. Violators may be evicted and all prepaid rents may be forfeited. Violators will also be charged a minimum of \$150 for cleaning and deodorizing if any evidence of smoking is found.

Skateboarding

Skateboarding as well as scooters and roller skates/blades are prohibited on our property.

Dumping of Ice Chests/Coolers

There shall be no dumping of ice chests/coolers from balconies or on walkways. A fine of \$150 will apply.

Maximum Number of Guests

One-bedroom units – maximum four (4) guests. Two-bedroom units – maximum six (6) guests. Three-bedroom units – maximum eight (8) guests. If there is more than the specified number in a unit, you will be asked to leave immediately with forfeiture of all monies.

Parking Permit

All vehicles must have Parking Permits to be displayed on rear view mirror. Unauthorized vehicles may be towed at owner's expense.

Damage Security Agreement and Authorization

Guest understands and consents to the use by Nautilus of the credit card Guest has provided (hereinafter "the Credit Card") without necessity for original signature on the charge slip, the facsimile, copy and/or an email of this agreement will serve as an original, and that this Credit Card Authorization cannot be revoked and will not terminate until 90 days after the rental unit is vacated. Guest expressly authorizes Nautilus to charge to the Credit Card such amounts as may be necessary to pay for the cost and expenses for any and all repairs and replacements due to damage to the Rental Unit and/or the Premises caused as a result of any act of negligence, carelessness and/or intentional acts committed by Guest and/or by any person occupying the Rental Unit during Rental Term.

Reporting Damage

Please note any damage to the Rental Unit upon your arrival and report it immediately to our office to avoid possible liability. You shall be responsible for all damage to the Rental Unit. Because all units are individually owned, we ask that you not carry items from one Rental Unit you occupy to another Rental Unit. Each unit is inspected upon departure, if unreported loss or damage is discovered after your stay, we will charge your Credit Card.

Strong Wind Drafts

Due to potential strong winds and drafts, to avoid potential serious injury, all guests are advised to close all balcony doors BEFORE opening the front door.

Good Neighbor

Quiet Hours are from 11:00 p.m. until 9 a.m. Parents are responsible for supervising their Children. Loud, unruly behavior and running along the walkways and pool area are prohibited.

Outdoor Cooking

No outdoor cooking on balconies. A picnic area with grills is located on the ground floor.

Drugs/Controlled Substances

Any person occupying the Rental Unit during Rental Term who is found using controlled substances or allows others to use controlled substances on the Premises will be immediately denied continued occupancy at the Premises.

Unit Assignment

While we make reasonable efforts to honor your original booking assignment, we reserve the right to change unit assignments as circumstances dictate.

Advance Reservations

We accept reservations up to one (1) year in advance. We can confirm reservations for a future date, but we cannot confirm or guarantee rates for dates beyond the current published rental rates.

Subletting

No subletting is allowed. The Rental Unit and/or reservation, or any rights arising under a reservation cannot be assigned, transferred, or sublet. Your reservation is not assignable or transferable to any other party, and any attempt to do so will be null and void, and result in immediate cancellation of the reservation and forfeiture of all rental payments, deposits and fees. No refunds will be given.

Falsified Reservation

Any reservation obtained under false pretense will be subject to forfeiture of advance payment; deposit and/or rental payment and the party will not be permitted to check in.

Rules and Regulations

All guests are required to conform to all rules and regulations which are provided. Guests are subject to eviction, according to Florida Statute 509.141 with all loss monies.

Liability

Guest agrees to indemnify and save Nautilus, its officers, directors, management, employees and agents, as well as Property Owner, harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the Premises by the Guest, tenants or guests or from any carelessness, neglect or improper conduct of any persons entering, occupying or visiting the Premises.

Requirement for Check In.

You will NOT be allowed to check-in until we received your signed acknowledgement of these Rental Policies. **IMPORTANT: FAILURE TO SIGN OUR RENTAL POLICIES ACKNOWLEDGMENT WILL RESULT IN YOUR DEFAULT UNDER YOUR RENTAL AGREEMENT; FOREFEITURE OF ALL MONEY PAID (AS LIQUIDATED DAMAGES); AND LOSS OF YOUR RENTAL ACCOMODATION WITHOUT REFUND.**

Guest Signature: _____

Guest Printed Name: _____

Address: _____

Phone: _____