

“Enchanted” Townhome – Windsor Hills

Resort

Townhome Rental Agreement

Please complete this form and email to: enchantedtownhome@embarqmail.com (preferred) or

Fax to: 419-791-0723

General Terms:

The signing of the booking form confirms the acceptance of the terms and conditions set forth below and shall be binding on all the persons intending to occupy the property whether or not said persons have signed the booking form. All prices quoted on any of our websites (or affiliated web sites) are subject to change, and the owners reserve the right to correct and amend errors in both advertised and confirmed prices. Once a rental has been confirmed the owners will not increase the confirmed nightly or weekly rental rate, unless such change has been requested or necessitated by the guest. Please note that we have a minimum occupancy age of 25 to rent our home.

Rental Period and Occupancy:

The rental period runs from 4pm EST local time on the day of arrival until 10:30am local time on the day of departure. Unauthorized early arrivals or late departures will result in additional charges. The property may only be occupied by a maximum of 8 total persons (children and adults) per Florida law. The accommodations are booked solely for persons named on the rental agreement and the owner or Management Company reserves the right to refuse entrance to any parties not so named. The property is fully licensed for short-term rental in the State of Florida. Everyone occupying the house, including ages, must be listed on the booking form including small children and infants. It may, on occasion, be necessary for staff or agents of the owner or Management Company to enter the premises in order to perform routine maintenance or repairs. Late checkout will incur a \$50 late checkout fee unless arrangements have been made in advance.

Rental Payment:

A 25% deposit is required at time of reservation to confirm and hold the reservation. All reservations must be paid in full six (6) weeks prior to the date of arrival or they are subject to cancellation without notice. Reservations for an arrival with a 6 week window must be paid for in full at time of reservation. If paying by credit card, your credit card will be charged at this time. If payment is not received, your reservation may be cancelled and your deposit may be forfeited. No reservation is confirmed until the booking deposit is paid.

Security Deposit:

A credit card number must be given for all reservations to act as a security deposit (\$500). This credit card will be charged to cover extra accommodation costs or loss or damage to the rental property in excess of normal wear and tear during the period of rental. Guests will be notified within 7 days of any charges made to the card. The property should be left clean and undamaged. If the property is not left in a suitable condition, it may be necessary to charge the security deposit for costs to cover extra cleaning or damage / repairs. In the unlikely event of a problem arising while occupying the home, the guest should immediately contact the management company who will seek to resolve the matter speedily. If the problem has not been reported to the management company within 24 hours of the problem arising, neither the owner nor the management company can accept any responsibility.

Code of Conduct

Windsor Hills is a residential community. No guest behavior should interfere with the privacy and the quiet enjoyment of other residents and guests. Please do not swim, play loud music or behave in any manner that could be construed as an inconvenience, however minor, to your neighbors between the hours of 11PM and 7AM. In the event that anyone in your party behaves in a manner determined by the homeowner, our management company, Windsor Hills Resort staff, or local authorities believe is likely to cause danger, distress or annoyance to anyone else resident or visiting the Windsor Hills Resort community, or damage any property in the community, you may be required to vacate the premises permanently and immediately and neither the owners, our management company, Windsor Hills Resort staff, nor any other related party shall be responsible for any cost you may incur, nor shall we pay any compensation whatever, nor make a refunds due to these actions. Pets and animals are not allowed in the home at any time, under any circumstances, and will be ground for immediate eviction from the premises. Smoking is not permitted in the home at any time.

Liability Limitations:

The Owners and Management Company of the Property accept no responsibility whatsoever for the death, personal injury, accidents, loss, or damage to persons or personal property and/or personal belongings however caused. The use of all accommodations and all amenities, including the swimming pool, hot tub, and all other facilities is entirely at the users own risk. Children must be supervised at all times by responsible adults when using the swimming pool, when not in use the child safety fence must be fastened in place for insurance / liability reasons. Glass is not permitted within the pool area. The Owners and Management Company cannot accept any liability for any loss of rental time due to travel problems, flight delays, cancellations, terrorist acts, industrial disputes, weather related events including hurricanes, any events outside of our control, including any form of Force Majeure. The owners cannot accept any liability for failure of public supplies / utilities such as water, gas supplies, electricity, phone service, internet service, cable TV service, gas supplies or of air conditioning supplies or pool heaters. Nor do we accept liability for the consequences of the actions or omissions of others that may supply or control main services, or any actions taken in the vicinity of the property by any authority over which there is no control.

Agent / Management Company:

Oasis Vacation Homes is our agent in the area. They take care of inspection services, maintenance issues, cleaning, pool maintenance / upkeep, pest control, and any other need or issue you may have while staying in our home.

They can be reached at any time at (407) 334-3804.

Cancellation:

All cancellations must be received in writing and confirmed. In the event that a guest cancels a reservation, or the owners or management company has to cancel a reservation due to non-payment of the balance due within the time allowed before arrival, cancellation charges will be made as follows:

- More than 6 weeks prior to the arrival date: \$50 US cancellation fee.
- Between 4-6 weeks prior to the arrival date: 50% of rental amount.
- Less than 4 weeks before arrival date: 100% of rental amount.

Governing Law:

All reservation of the resort accommodations and the use and occupancy of such accommodations shall be governed by the laws of the State of Florida. All disputes between owners and renters shall be subject to the exclusive subject matter and personal jurisdiction of the courts in Hunterdon County, New Jersey. In the event of litigation between renters and owners, the prevailing party shall be entitled to all costs incurred, including attorney's fees.

I have read, understood, and agree to be bound by the terms of this agreement

Signed

Date

Home Address:

Home Phone #

Email

Individuals to occupy property:

1. Full Name: Age:

2. Full Name: Age:

3. Full Name: Age:

4. Full Name: Age:

5. Full Name: Age:

6. Full Name: Age:

7. Full Name: Age:

8. Full Name: Age:

Check in date:

Check out date:

Quoted price (including sales taxes):

Is there anything that is not provided?

There are a few things you'll want to either pack or pick up locally upon your arrival. We provide only a "starter" quantity of hand soap and toilet tissue. Personal items like toothpaste, shampoo, etc. are not provided, for hygiene reasons. Also, smaller consumable items like dishwashing soap, laundry detergent, dishwasher detergent, paper towels, etc. are also not provided. We also do not provide items like coffee, tea, or any type of consumables or food, as people's taste varies from person-person and we can not ensure their safety. The cleaning company removes any such items left behind as each guest leaves the units (this is the common practice in Florida). **When we first booked a townhome we wondered why certain items such as these were not left behind, then we learned that this is the common practice, so we want our guests to know what to expect up front.**

What is provided in the home?

Our home is fully furnished and equipped for your vacation enjoyment. There are two sets of sheets for each bedroom and two sets of towels for each bath. Pillows, blankets and other necessities are provided. Both master suites are also equipped with a hairdryer and alarm clock/radios. We do also provide 8 pool towels, these need to be returned to the unit if you take them to the clubhouse pool. All Kitchen utensils are provided including plates, cups, bowls, glasses, silverware, toaster, blender, teapot, coffee maker, and pots and pans. There is a dishwasher, refrigerator, microwave and a stove/oven. For your laundry/cleaning needs a washer and dryer are provided along with an ironing board and iron. The house is equipped with small hotel soaps and 1 roll of toilet tissue in each bath. If you are staying more than a couple of days, you will want to purchase additional supplies.

Where can I pick up any extra sundry items I need?

Our home is located just minutes from US 192 where numerous supermarkets and superstores are found. There is a Publix supermarket located 2 miles West of Old Lake Wilson Road on highway 192, an upscale Goodings market at Water Tower Place in Celebration, just about 5 minutes East on 192, and a Winn-Dixie at Formosa Gardens Plaza, just West of Old Lake Wilson Road on highway 192. There are also 3 Wal-Marts and a Super Target within a short driving distance, well as numerous convenience stores located on US 192. Also nearby are stores such as Walgreen's, Wal-Mart, Target, and many others, so obtaining nearly anything you should need while vacationing should be quite easy, and a whole lot less expensive than staying on the Disney properties and eating out all the time with no kitchen! There is also the sundry shop right inside of the Windsor Hills clubhouse for small / miscellaneous items you might need.

Is housekeeping service provided?

The home is defined as "self-catering". The home will be cleaned fully prior to your arrival and will be cleaned upon your departure. Further maid service can be supplied for an additional fee of \$80 USD per visit.

Is there a charge to use the clubhouse facilities?

No, there is no additional charge to use the clubhouse pool or areas including the fitness center, playgrounds or movie theater. You will, however, be required to pick up a keycard at the clubhouse front desk that you can use for the extent of your stay. They do require a \$10.00 deposit which is fully refunded when you return the keycard.