

Rental Agreement

This Rental Agreement outlines the terms and conditions for booking a property with **Florida Sunshine Breaks**. By confirming a reservation, you acknowledge that you have read, understood, and agree to abide by these terms.

1. Payment Terms

To confirm a reservation, the following payment terms apply based on the selected rate type and booking platform:

1.1 Rate Categories

Standard Rates

- Guests are charged after **check-in or check-out**, depending on their verification status.
- No upfront payment is required to confirm a booking, making this a **flexible option** for guests.

Early Booker Rates

- Guests receive a **10% discount** compared to standard rates.
- Bookings must be made at least **45 days in advance**, with check-in occurring no earlier than **45 days** from the booking date.
- A **deposit equal to the first night's stay** is required at the time of booking to secure the reservation.
- The remaining balance is due after **check-in or check-out**, ensuring flexibility while securing the guest's commitment.

Promotional Rates

- Guests receive up to a **25% discount** compared to standard rates.
- Bookings must be made at least **90 days in advance**, with check-in occurring no earlier than **90 days** from the booking date.
- **Full payment must be completed within 48 hours** of booking to confirm the reservation.
- **Cancellations are free up to 15 days before check-in**. Cancellations made **within 15 days of check-in are non-refundable**. This policy offers lower pricing in exchange for a firm commitment.

Booking Platforms

These terms apply to all reservations made via **Booking.com, Expedia.com, TripAdvisor.com, and VRBO.com.**

1.2 Payment Methods

We accept payments via **credit card and bank transfer.** All transactions comply with **PCI (Payment Card Industry) security standards** for secure processing.

1.3 Additional Terms

Failure to complete the required payment within the **stipulated timeframe** may result in **cancellation of your reservation.** Modifications or cancellations are subject to the **applicable cancellation policy.**

2. Cancellation and Refund Policy

2.1 Cancellations More Than 15 Days Before Check-In

- Guests may cancel their reservation **free of charge** up to **15 days before check-in.**
- Refunds will be processed within **3-5 business days** via the original payment method.

Early Booker Rates

If a first-night deposit was required, it will be fully refunded if canceled **at least 15 days before check-in.**

Promotional Rates

If full payment was required at the time of booking, a full refund will be issued for cancellations **made at least 15 days before check-in.**

2.2 Cancellations 15 Days or Less Before Check-In

- **Early Booker Rates:** Cancellations within **15 days of check-in** will result in a charge for the **first night's stay**.
- **Promotional Rates:** Cancellations within **15 days of check-in are non-refundable**. However, guests **may modify their stay dates**, subject to availability.
- Guests are advised to carefully **review the specific cancellation terms** outlined on the **booking platform** at the time of booking.

2.3 Early Departures & No-Shows

Early Departures

Guests who check out **before their scheduled departure date** are **not eligible for a refund** for unused nights.

No-Shows

- **Early Booker Rates:** If a guest fails to check in on the scheduled arrival date without prior cancellation, the **first night's stay will be charged**, and the remaining nights will be **canceled without additional fees**.
- **Promotional Rates:** If a guest **fails to check in** or notify us of a delayed arrival, the **entire reservation will be canceled, and no refund will be issued**.

3. Check-In and Check-Out

- **Check-in Time: 3:00 PM** on the arrival date.
- **Check-out Time: 11:00 AM** on the departure date.
- **Late Check-Out:** Unauthorized late check-outs will incur a **\$300 penalty** if they prevent the cleaning crew from accessing the property on time.

4. Property Use and Rules

4.1 Occupancy

- The **maximum number of guests** allowed is specified in the **booking confirmation**.
- Exceeding this limit **without prior approval** may result in **immediate termination of the rental agreement and eviction without refund**.

4.2 House Rules

- **No Smoking:** Smoking is **strictly prohibited** inside the property. Violations will incur a **\$500 fine**.
- **No Parties or Events:** Parties or events **are not allowed** unless explicitly approved in writing. Violations may result in a **\$500 fine and/or eviction**.
- **Pets:** Pets are **not permitted** unless explicitly approved in the booking confirmation.
- **Noise Restrictions:** Guests must maintain a **reasonable noise level**, particularly after **10:00 PM**.

5. Maintenance and Repairs

- **Responsibility:** Routine maintenance and repairs are managed by the **owner/manager**. Guests must **report any issues promptly**.
- **Property Access:** The owner/manager or their representatives **reserve the right to enter** the property when necessary for repairs or maintenance.

6. Cleaning Fee

A **one-time cleaning fee of \$300** is applied to the total booking amount.

7. Liability and Indemnification

7.1 Liability

Florida Sunshine Breaks is **not responsible** for:

- Any **loss, damage, or injury** incurred during a guest's stay.
- Any **theft, personal injury, or damages** beyond our control.

7.2 Indemnification

Guests **agree to indemnify and hold harmless Florida Sunshine Breaks**, its affiliates, and representatives from any **claims, damages, or expenses** arising from their stay.

8. Governing Law

This **Rental Agreement** is governed by the **laws of the State of Florida**.

9. Contact Information

For any inquiries or assistance, please contact:

Company Name: Florida Sunshine Breaks

Email: rentals@floridasunshinebreaks.com

Phone: +1 (888) 321-3210

10. Acceptance of Terms

By **confirming a booking**, you acknowledge that you have **read, understood, and agree** to these **Rental Terms & Conditions**.