

Vacation Rental Agreement

This Vacation Rental Agreement is being entered into by Sharon Cloghessy (“*Homeowner*”) and (“*Guest*”) as of the date of the deposit payment.

1. **Property.** The property is located at **2445 W. Gulf Dr., Unit C-35, Sanibel, FL 33957**. The property is furnished and includes linens, towels and beach towels. A starter kit of cleaning and personal products is provided. Hair care products are NOT provided.
2. **Term of Lease.** This lease begins at 3 pm EST on (no early check-in please) and ends at 10 am on . Number in your party: (*Maximum Occupancy is 8*)
3. **Payment.** Guest shall pay to Homeowner a deposit of \$300 immediately. **The balance of \$ is due.** Payment may be made by credit card or e-check.
4. **Cancellation Policy.** Guests who cancel within 30 days of their arrival may forfeit all prepayments unless the unit is re-booked for the identical time period and rate. Cancellations prior to 30 days are entitled to a deposit refund less \$25.
5. **Duties and Obligations of the Parties.**
 1. **Condition of the Property.** Guest shall leave property and all furnishings in a clean and sanitary condition at all times and shall return the Property in the same condition as the start of the Term; ordinary wear and tear is expected. Any damage to the Property caused by Guest, Guest’s Party or any other individuals at the Property during the duration of the Term shall be the responsibility of the Guest. **If the Property appears dirty or damaged upon check-in, Guest shall inform Homeowner immediately at 708-870-9738.** All repairs will be attended to as soon as reasonably possible.
 2. **Repair of Property.** Guest shall allow Homeowner access to the Property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
 3. **Lost or Stolen Items.** Homeowner is not responsible for lost or stolen items.
6. **Rental Rules.** Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** and the **Rules of Pointe Santo Condo Association** which are posted by the elevators.
7. **Indemnification.** Guest agrees to indemnify and hold Homeowner harmless from any liability for personal injury or property damage sustained by Guest or parties invited onto the property by Guest.

Payment of the deposit signifies that the parties agree to the terms of this Vacation Rental Agreement.

Exhibit A
RENTAL RULES

1. Smoking: **Smoking is NOT allowed** in the condo or on the lanai.
2. Pets: **Pets of any kind are NOT allowed.**
3. **Maximum Occupancy is 6** persons regardless of age.
4. **Arrival & Entry: Check in is at 3 pm.** There is a push button entry system on the front door. To open the door, **push the Schlage button** at the top of the pad (it will light up) then **enter the combination** (CODE WILL BE PROVIDED UPON PAYMENT OF BALANCE DUE) and **turn the center knob to the left** to open. To lock the door upon departure, press the Schlage button at the top of the pad and turn the knob to the right to lock the door. There are no keys required.
5. **Departure: Checkout is at 10 am.** It is important that you adhere to the time as cleaners are scheduled well in advance and charge for waiting to access the condo. If you plan to stay on the grounds after 10 am, please move your car to guest parking and do not re-enter the condo at any time so there will be no doubt as to whether you have vacated.

Before you leave please:

- Put all used towels on bathroom floor
 - Empty refrigerator and remove all trash from unit
 - Load dirty dishes and run dishwasher
 - Put furniture back to its original position
 - Close all windows, doors and drapes; **set temperature to 78°**
 - **RESERVE YOUR NEXT POINTE SANTO C-35 VACATION!**
6. **Parking:** Our deeded parking space, marked C-35, is located in the center of the “C” building close to the elevator. **Parking permits are located in the supply cabinet to the right of the refrigerator. Please hang one on your rear view mirror.**
 7. **Telephone:** Your local phone number is (239) 395-0480. Local calls are free but you must use a calling card for long-distance.
 8. **Wireless Internet Access and Television: Bring your laptop.** Pointe Santo C-35 has a secure, wireless network (Network is *PSC36 or PSC36.exe*, password is *festivekayak127*) and the complex also has wireless Internet. Our condo is equipped with 4 HDTVs, and Blu-Ray players in all but the master bedroom and an iPod docking station. Please look for the “Welcome to Pointe Santo C-35” book which explains how to use all technology. **Print your boarding passes** at the clubhouse located next to the pool.
 9. **Clubhouse Activities:** The clubhouse is open Sunday thru Friday with sign-up sheets available beginning Sunday. Our Activities Director is Robyn. Weekly activities include shell crafts, ice cream socials, movie nights and informative shell collecting walks.
 10. **What if something goes wrong or is broken?** In an emergency, call Pointe Santo Owner Services (239) 472-0222 weekdays from 9 am – 4 pm. The office is located near tennis courts and can provide information, maintenance, tee shirt & beach towel sales, and complimentary tennis racket loans. You may also call my cell (708)870-9738. Night & Weekend Security may be reached at (239) 910-6500.
 11. **DO NOT WASH SHELLS IN SINK OR TUB!** There is a shell washing station on the beach.
 12. Storms: No refunds will be given for storms. Hurricane insurance is available through insuremytrip.com or travelguard.com

As you're planning your trip, please visit my website at www.simplysanibel.com for information about activities and attractions at Pointe Santo de Sanibel, and on the island. Don't hesitate to contact me at anytime with questions. I hope you will think of C-35 as your own second home.

Enjoy your stay!

Sharon Cloghessy
708-870-9738 (cell)
Sharon@simplysanibel.com

Emergency numbers:

Daytime Pointe Santo Maintenance: (239) 472-0222, ask for Kimberly.
Night & Weekend Pointe Santo Security/Maintenance: (239) 910-6500.
Maid service at additional charge: (239) 770-0501, ask for Marina
Sharon Cloghessy: (708) 870-9738