

RESERVATION POLICIES & AGREEMENT

PAYMENT

A 25% deposit is due upon reservation before a confirmation will be issued. Payment in full is due 30 days prior to arrival, including security deposit, cleaning fee and pet fee (if applicable). Payment may be made via check, money order, or credit card (VISA or Mastercard ONLY). Rate subject to Florida Tourist Tax rate of 11.50%. Renter must be 21 years of age or older. Occupancy can not exceed six (6) adults. Home can be rented for up to ten (10) guests. There must be at least one adult (age 21 or over) in the home and on the premises at all times if children are present.

SECURITY DEPOSIT

A \$500.00 Security Deposit is required. This deposit will be refunded and mailed within 7 days of departure date AFTER an inspection of premises has been performed and no damages are noted. Renters will be held responsible for any damaged or missing items or damage to the premises during their stay.

CLEANING FEE

A \$125.00 nonrefundable Cleaning Fee is also required with the rental. This fee is for general cleaning and preparing the home for the next guest. This is not a "maid service" fee as there is no daily housekeeping.

PET POLICY

Well mannered, house broken dogs are allowed in the vacation home. There is a limit of two (2) pets allowed and no large dogs are allowed in the home. The renter is responsible for all actions of the pets. For the safety of your pet and our neighbors in the area, please do not leave your pet unattended outdoors unless the gates are maintained closed. Pets are not allowed on the furniture or beds. There is a \$50.00 nonrefundable pet fee. Guests are responsible for any and all damage caused by their pets and agree to pay for any charges that might arise from said damage.

SMOKING POLICY

Our Key Largo home is a nonsmoking environment. We ask that you refrain from smoking inside the home at all times. Smoking is permitted outside the home and on the porches provided that ashtrays are utilized and cigarette/cigar ashes are properly discarded. If upon the exit inspection of the home it is determined that there was smoking in the home, odor of smoke, or damage from smoking in the home, there will be a \$100.00 automatically assessed to your security deposit. Thank you for your understanding.

TELEPHONE POLICY

The vacation homes has telephones for all your local calling needs. Guests are responsible for their long distance calls. Guest cannot make outgoing long-distance calls except collect or on a credit card. Guests can receive incoming calls excluding collect calls.

CANCELLATION & REFUND POLICY

Due to the fact that guests book their vacations well in advance, a minimum of 30 days notice is required in order to give a full refund of your deposit, less a \$75.00 nonrefundable reservation fee (plus applicable taxes). Cancellations made with less than a 30 day notice but at least 14 days prior to your arrival date, your initial deposit payment will not be refunded but will be applied to a credit to a future reservation, at your choosing and subject to availability, to be completed within one year of the original arrival date and cannot be changed or rescheduled. Any cancellations with less than a 14 day notice prior to the scheduled arrival date, the full rental payment will not be refunded but can be applied as credit to a future reservation, at your choosing and subject to availability, to be completed within one year of the original arrival date and cannot be changed or rescheduled. If you do not show up on the scheduled date of your reservation, are a "no show" and do not contact us regarding your cancellation prior to the end of the start of your scheduled reservation, your full rental payment shall be forfeited. In the event of an early departure or bad weather, we can not refund any portion of your rental payment. The only exception to this will be those rare instances where the local or state government require mandatory evacuation due to severe weather conditions. No refunds will be given for malfunctions of televisions, VCRs, stereos, DVD players, satellite TV, or other nonessential equipment.

Perea Family Partnership ("PFP"), its owners, employees or agents are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. PFP its owners, employees or agents are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By accepting the terms and conditions of the Reservations Policy and Agreement, I hereby give PFP permission to charge the 25% deposit, which includes the \$75.00 non-refundable reservation fee, to my credit card. If paying by check or money order, please print out a copy of the form and mail with the required deposit to:

Perea Family Partnership
3198 NW 125 St.
Miami, FL 33167
Att: Corrine Home

We will notify you once we have received payment and your reservation is confirmed.

I have read and agreed to the Reservations Policy and Agreement.

Print Name: _____ DATE: _____

Please sign and return by fax (305.681.0501) or mail once you have read and agreed to the terms of these policies and procedures.

Thank you and we look forward to welcoming you to the sunny Florida Keys!