

U.S.A Guests: We accept Credit Cards when paying at one of our online sites. Payment is also accepted in Money Order and/or Personal Check if received 2 weeks before your stay so check can clear the bank.

Out of Country Guests: Payments must be made in U.S. funds. Full amount must be received 1 month before your stay. We will accept U.S. Cashier's checks, U.S. money orders or Credit Cards.

(If an extra fee is charged by the internet company for credit card usage, then this amount will be subtracted from your \$250 deposit).

Rules and Regulations

- 1.) Check-In time is after 3 PM EST and Check-Out is 10 AM EST. Please no early check-ins.
- 2.) This is a **NON-SMOKING** unit. Violation will constitute eviction and loss of entire rental amount, as well as your security deposit, if the smell of smoke is detected within the unit.
- 3.) **Pets are not permitted** in this rental unit under any conditions.
- 4.) We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
- 5.) **Deposit:** A damage/reservation deposit of \$250.00 is required. This must be received within 10 days of booking the reservation. The deposit automatically converts to a damage deposit upon arrival. The deposit is **NOT** applied toward rent; however, it is fully refundable within 14 days of departure, provided the following provisions are met:
 - a. *No damage is done to unit or its contents, beyond normal wear and tear.*
 - b. *All debris, rubbish and discards are placed in outside dumpster, and dirty dishes are placed in the dishwasher. All dirty and wet towels must be placed in bath tub. Maid service will handle the cleaning of all of the linens and the running of the dishwasher.*
 - c. *No linens or towels are lost or damaged.*
 - d. *All keys and gate passes must be left in condo.*
 - e. *No TV remotes are damaged or missing.*
 - f. *The renter is not evicted by the owner, the local law enforcement, the security company employed by Ocean Village Club.*
 - g. *The maximum sleeping capacity (6) is not exceeded.*
 - h. **REMINDER:***The Extra fees for credit card usage will be subtracted from the deposit.*
- 6.) **Cancellation Policy:** In order to have deposit returned, written cancellation must be received 30 days prior to check-in date for all properties rented for less than one month and 90 days written cancellation notice for all properties rented for one month or more. There is a \$100.00 processing charge for all cancellations.
- 7.) The maximum occupancy of this condo unit is 6 persons. If maximum occupancy is violated, you will be evicted and you will lose the entire rental amount, as well as your security deposit.
- 8.) **THIS PROPERTY REQUIRES A MINIMUM OF A 3 DAY STAY.**
- 9.) **1 MONTH = 4 WEEKS ONLY (28 DAYS). NO DAILY MAID SERVICE IS AVAILABLE.**
- 10.) Any reservations obtained under false pretense will be subject to forfeiture of advance payment, deposit and /or rental money, and the party will not be permitted to check-in.

- 11.) **GATE PASS AND KEYS:** Gate passes are located inside condo unit. Renters must display parking pass on the car's dash board at all times. Failure to display may result in towing of vehicle at renter's expense. Gate passes must be used to enter complex and to enter and exit beach gate. Gate passes cost us \$50.00. It is VERY IMPORTANT to keep a close eye on them. You will be charged the \$50.00 per pass if you do not return the GATE PASS upon check-out. You will be issued 2. If the lockbox key is lost, a \$50.00 charge will be taken from your deposit.
- 12.) Renters and their guests must honor all rules and regulations of Ocean Village Club. No disturbance, annoyance, or endangerment of Neighbors by renters or their guests will be tolerated. Immediate removal of Renters, their guests, and their items will occur if disturbance occurs. No Reimbursement of monies applied to rent, cleaning, or deposit will occur.
- 13.) Renters agree to indemnify and save Owner harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the renter or the renter's guests. Any carelessness, neglect, or improper conduct of any persons entering or occupying or visiting the leased premises will not be tolerated.
The renter shall leave the condo in the same general and good habitable condition that it was found.
- 14.) The Owner and Renter state the rental of these premises is for vacation or recreational purposes only. Renter shall not use premises for any Immoral or unlawful purposes, nor violate any law or ordinance. No subleasing of condo may occur.
- 15.) **NO BOATS, TRAILERS, OR RECREATIONAL VEHICLES ALLOWED ON PROPERTY.**
- 16.) You agree to notify us immediately if a maintenance problem develops at this vacation condo so we can have problem remedied as quickly as possible.
- 17.) **THE OWNER IS NOT RESPONSIBLE FOR LOSS, THEFT OR DAMAGE TO YOUR BELONGINGS WHILE AT THE RENTED VACATION CONDO.**
- 18.) Severe Weather Policy:
 - a. If a hurricane watch or warning is given by the National Weather Service for the St. John's County area, 48 hours before your stay, a mandatory cancellation will occur and a full refund will be given minus any fees the online service has charged.
 - b. If a hurricane watch or warning is given by the National Weather Service for the St. John's County area during your stay with us, a mandatory evacuation is required and your refund will be prorated for the days of your stay. The formula used for prorating will be figured on that Season's daily rate. The online companies service rate will also be deducted from the amount returned to you.

Please check here if you would like brochures on some of the attractions available in St. Augustine sent to you. _____

BINDING EFFECT: The provisions of this lease shall be binding and inure to the benefits of both parties upon signing the lease and the receipt of deposit.

OWNER: _____

Send Deposit to: Charles R. Jackman, Jr.
293 San Nicolas Way, St. Augustine, FL 32080
904-641-8159

I HEREBY AGREE TO ALL TERMS AND RULES STATED IN THE AGREEMENT ABOVE.

RENTER: (signature) _____

_____ Print Name

_____ Initial