

## AMELIA RENTAL & MANAGEMENT SERVICES, INC. RENTAL AGREEMENT

Please read the following carefully and sign below. Your signature confirms the acceptance of all terms and authorizations contained within this rental agreement.

1. Amelia Rental & Management Services, Inc. hereinafter referred to as Amelia Rentals, requires a signed rental agreement to be on file in order to check in. If the undersigned, hereafter referred to as guest, arrives after office hours, guest must return to Amelia Rentals the following morning in which the office is open for business to sign the rental agreement and pay the reservation balance. If guest does not return to the office, the reservation will be cancelled and no refunds will be granted.
2. Guest understands that each unit is privately owned and furnished by the owner. Guest agrees to compensate Amelia Rentals for any loss or damage, excluding normal wear and tear, which occurs during the stay of the guest. Upon check in, guest is responsible for inspecting the unit and reporting any damage discovered in the unit within one hour of check in. If a maintenance issue or repair is needed during the rental period, guest is responsible for contacting Amelia Rentals and reporting the needed repair. If repair or maintenance issue is a result of guest conduct, guest will be responsible for payment of the repair bill. **PLEASE DO NOT FLUSH SANITARY NAPKINS, TAMPONS, PAPER TOWELS, HAND WIPES/BABY WIPES, ETC. IF ANY DAMAGE OR BLOCKAGE OCCURS AS A RESULT OF THESE ACTIONS, GUEST WILL BE CHARGED ACCORDINGLY.**
3. Guest is responsible for maintaining the condition of all linens. The cost of any damages will be deducted from the damage deposit. Damages include burns, make-up stains, blood stains, tearing, removal of the linens from the rental unit, etc.
4. In the event that the rental unit is left in a condition that requires additional cleaning above our normal allotted time, an additional cleaning charge will be assessed.
5. **A \$250.00 credit card authorization is required upon check in. This damage deposit will be refunded after the checkout inspection is completed. The cost of repairing any damage sustained to the unit during the guests stay will be taken out of the damage deposit. The damage deposit does not in any way waive guests personal liability for damages exceeding \$250.00.**
6. Guest expressly agrees to indemnify and hold harmless Amelia Rentals and unit owners from any accidents, injuries, losses and/or damages to guests and/or his invitees. Guests expressly agrees and understands that there is a risk of injury or death from the use of pools and other bodies of water and agrees that neither Amelia Rentals or its officers shall be liable for any claims, demands, injuries, damages or death to persons whether or not said injury or death is due to the negligence of Amelia Rentals or its officers. Guest further agrees to assume all the foregoing risks and accepts personal liability for any injuries, damages and the loss of any property including money, jewelry or valuables of any kind.
7. **A refund of your deposit less 10% will be made if Amelia Rentals is notified 30 days prior to your arrival. If cancellation occurs within 30 days of guest arrival, no refund will be granted. If guest checks out prior to the scheduled checkout date, no refund will be granted.**
8. Checkout time is 11:00 am. Amelia Rentals will make every effort to have unit ready by 4:00 pm. Late checkouts and early check ins are not permitted. If guest does not checkout by 11:00 am, an additional charge of one nights' rent will be assessed. A key deposit of \$10.00 per key is required upon check in and will be refunded upon the return of all keys.
9. Guest agrees to abide by the amount of persons included on the reservation. An additional fee of \$100.00 will be assessed for each extra person. Amelia Rentals does not rent to persons under the age of 25. If the guest has rented a downgraded unit, guest agrees to pay the full rental price of the unit before the downgrade if the extra bedroom was used during the stay.
10. Amelia Rentals and its agents may enter the rented unit for purposes of effecting necessary repairs and/or maintenance.
11. **Absolutely no pets are allowed. Absolutely no smoking is allowed. If evidence of a pet or smoking is found, the guest agrees to pay a \$250.00 fee.**
12. Units have one or more locked closets that are for owners use only. Such closets are not included in the rental of the unit.
13. Guest agrees not to charge any long distance calls to the telephone of the rental unit. Jacksonville is a long distance phone call. If such calls are charged to the rental unit, guest agrees to pay for the call plus a \$15.00 service charge.
14. Amelia Rentals rates include arrival and departure cleanings. Long term rental rates do not include additional cleanings, or additional soap and paper supplies.
15. The rental unit may not be sublet or the rental agreement assigned without the written consent of an authorized agent of Amelia Rentals.
16. Amelia Rentals reserves the right to move guests reservation to another comparable unit based on unforeseen circumstances that make the original rental unit unavailable.
17. Guest agrees that any disputes arising from this agreement or any rental transaction between guest and Amelia Rentals shall be resolved through binding mediation conducted in Fernandina Beach, Florida or Nassau County, Florida.

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_