

Horizon South Lease Agreement
17462 Front Beach Road, Panama City Beach, FL 32413

CONDITIONS OF RENTAL

DEPOSIT: A deposit of **\$250.00** is required in advance of arrival date, which is used as a reservation deposit until arrival and then becomes damage deposit that is held until inspection of unit post departure. If no damage is found the deposit will be returned by mail, usually within fifteen (15) days. Should any damage be found, you will be notified of the charges to be held and any balance will be refunded. You will be responsible for any cost of repair excess to the deposit. The deposit cannot be applied to any rental fees. Please strive to leave unit as you find it at check in, lest your deposit may be affected...

METHOD OF PAYMENT: All rent and deposit must be paid by check, money order, credit card in advance. Deposit is due immediately upon booking and rent is due in full 30 days prior to check-in. **Credit card payments (deposit, rents, and cleaning fees) subject to 3% service charge.**

CANCELLATIONS: For refund of reservation deposit, we must receive a notice of cancellation a minimum of 30 Days prior to reserved check-in. If cancellation is not received prior to deadline, **RESERVATION DEPOSIT WILL BE FORFEITED. NO REFUND FOR EARLY DEPARTURES. OWNER RESERVES THE RIGHT TO RE-RENT THE VACATED PREMISES.**

NO DAILY MAID SERVICE: Unit is furnished with extra-large capacity washer and dryer plus vacuum cleaner. Linens and towels provided. We do not permit linens and towels to be taken from the unit. We suggest you bring beach towels for use at the pool and beach.

*** HORIZON SOUTH AMENITIES FEE OF \$5/PERSON NOT INCLUDED AND IS PAYABLE TO RESORT AT MAIN OFFICE PRIOR TO USE OF POOLS AND OTHER AMENITIES. ***

ELECTRIC SERVICE UP TO \$50.00 ON MONTHLY RENTAL. Excess will be the responsibility of the guest.

POLICIES: NO SMOKING ALLOWED IN UNIT. NO PETS ALLOWED. NO DISTURBING OF OTHERS ALLOWED AT ANY TIME. QUIET HOURS ARE FROM 11:00 PM TO 7:00 AM. VIOLATIONS OF THE RULES FOR JUST CAUSE WILL RESULT IN FORFEITURE OF DEPOSIT, TERMINATION OF RENTAL AND ANY LEGAL MEASURES AVAILABLE UNDER FLORIDA LAW.

MAXIMUM OCCUPANCY: THE MAXIMUM NUMBER OF GUESTS IS LIMITED BY THE NUMBER OF PEOPLE THE UNIT CAN SLEEP AS ADVERTISED. OTHER RESTRICTIONS MAY APPLY. IF MAXIMUM OCCUPANCY (10) IS EXCEEDED, YOU MAY BE REQUIRED TO CHECK OUT IMMEDIATELY OR PAY AN EXTRA PERSON CHARGE.

CHECK-IN / CHECK OUT: Check in time is after 4:00 PM. Unlock code for door is furnished at time of payment and included in check in instructions. Check out time is before 10:00 AM. Check out procedures include removing all garbage from unit, washing all dishes, stripping beds. Prior approval from owner must be secured for late check out. Otherwise, an extra day's rent will be deducted from your deposit.

Rules, policy and rates subject to change without notice. The owner waives none, but reserves all rights and defenses under the terms and condition of occupancy. The owner, et al, is held harmless for loss of property, accident and/or injury on premises.

GUEST AGREEMENT: I hereby agree to these conditions of rental and:

1. That I am personally responsible and liable for: (a) all charges connected with this rental; (b) any damage resulting from activities of visitors/guests allowed on site or into the unit; (c) all legal fees associated with collection of cost such as but not limited to damages, rent, fines, etc. (c) damages and extra cleaning fees that are in excess of \$250. I agree and understand any action brought against owner must be done in owner's home jurisdiction of Gwinnett County, Georgia at my cost.
2. Owner or his representative shall inspect the unit on or about departure and shall have sole discretion in determining damages/missing items assessment. Among damages covered by this agreement include but are not limited to: excess wear and tear and cleaning/repairs/replacement of broken/damaged items, fixtures, wall coverings, carpet/flooring, furniture, furnishings, etc.
3. I acknowledge that I have read the above and will abide by same.

Signature _____ Date _____ Check In _____ Out _____

Email address _____ Best Phone Number _____

Absolutely no smoking in unit.