



**Vacation Rental Contract**  
**Palm Haven@Emerald Island Resort**

4 Bedroom/3 Bath Single Family Home with private heated pool  
Emerald Island Resort 8440 Secret Key Cove Kissimmee FL 34747  
[www.emeraldislandresortrentals.com](http://www.emeraldislandresortrentals.com)

Brian and Shannon Torres [yourvacationoasis@gmail.com](mailto:yourvacationoasis@gmail.com)

Dept of Business & Professional Regulation, Div. Hotels & Restaurants License #DWE5910432

DATE: January 21, 2016

GUEST LEADER: Patti Palagi 630-272-7251 [ppalagi@att.net](mailto:ppalagi@att.net)

8 guests

ARRIVAL DATE 4pm: December 18, 2016 DEPARTURE DATE 10am: December 24, 2016 NIGHTS: 7  
Your personal access code is set for these exact times and dates.

RENT (includes pool heat, taxes and departure cleaning: \$1797.36

25% Rent due (on booking): \$359.34

Balance Rent 30 days before arrival : \$1438.02

[Paypal through- yourvacationoasis@gmail.com](mailto:paypalthrough-yourvacationoasis@gmail.com)

Personal check: Brian and Shannon Torres 3077 Meadowbrook Pl. Dacono, Co. 80514

PAYMENT: 25% to secure dates Balance due thirty days before arrival

CANCELLATIONS & REFUNDS: No refunds 0-30 days before arrival; 50% refund 31-59 days before arrival, 100% refund 60+ days before arrival

CANCELLATIONS/REFUNDS: All refunds and cancellations incur a \$50 fee.

SECURITY: \$250 fully refundable seven days after successful departure

TRASH REMOVAL: You will be charged for noncompliance. Must be bagged and put in appropriate garbage bins on side of the house. We have trash valet, meaning they will take the bins to the curb and return them for you.

Mondays and Fridays are pick up days. (Resort dumpster by tennis courts can be used for your departure trash.)

**Self catering rental: You will be supplied initially with starter soap and shampoo, toilet paper roll in each bath, paper towels in kitchen, and trash bag in each can. Tenants expected to furnish dish cleaning products, laundry products, food and personal toiletry items.**

Renters will abide by number of renters agreed upon – maximum EIGHT

No events allowed; no loud parties or groups of people beyond the max. of eight

Renters will be responsible monetarily for any stains, breakage, damage, missing items during their stay; home is inspected before and after every stay. Do not rearrange furniture or artwork.

Pool use at your own risk and diligence.

**Renters will not smoke or bring pets into this home. You will be charged minimum of \$250 for each violation of smoking or pets in this home.**

Receipt of deposit implies renter's acceptance of all contract terms; violations of terms will cause immediate eviction and forfeiture of all monies paid, plus any damages.

**ACCESS CODE:** Code is unique to your group and will work only for the date and times of your stay. Code is provided on receipt of final payment.

=== Lock Instructions ===

There are two methods to opening the lock on your vacation rental. One is to simply enter the 10 (or 12 if provided) digit Access Code above, followed by the '#' key. The other is to create your own shorter code for use during your stay.

Method 1: Use Default Access Code Enter the following on the lock's keypad: Access Code, # (Door will unlock)

Method 2: Create Your Own Code (Can be 3 – 5 Digits)

Step 1: Hold the \* key until green light is solid (About 2 seconds), then release.

Step 2: While green light is lit, enter Access Code, #, Your Own Code, #

Now you have programmed your own code into the lock. Next step is to unlock the door using the code you just created.

Step 3: Enter Your Code, # (Door will unlock)

**PROPERTY MANAGER: Donna Craven. Phone/Text: 321-624-3158 Email: [sspm@cfl.rr.com](mailto:sspm@cfl.rr.com)**

**Southern Style Property Management, 2800 Eagles Roost Circle, Kissimmee, FL 34746**

To protect the financial investment in your vacation against unforeseen illness, family crisis, acts of God, i.e. hurricanes, etc., please consider buying travel insurance. We do not make exceptions and give refunds outside of the above-stated policies for any circumstance beyond our control.