

RESERVATION AGREEMENT

December 7, 2004



VACATION PROPERTY ADDRESS	ARRIVAL DATE	DEPARTURE DATE
	4:00 pm check in	10:00 am check out If property is not vacated by 10am, a \$100 hourly fee will apply unless guest has obtained approval # for late departure.

Rental Fee
Processing Fee

Maximum occupants:
Bedding:

Sub Total

Security Deposit Required

Tax

Please make checks payable to:
Florida Vacation Connection

Total (Balance Due)

PAYMENT SCHEDULE	DUE DATE	AMOUNT DUE

Your reservation (does / does not) include optional travel cancellation insurance to protect you in the event of unforeseen circumstances requiring the cancellation or interruption of your trip. Should you wish to decline this insurance protection, please **initial here**_____ and deduct the premium cost from your advance deposit payment. Or contact us for additional details or to purchase this cost effective insurance protection if not included above.

INITIALS REQUIRED _____ **DAMAGE DEPOSIT.** A departure cleaning fee of \$_____, plus sales tax will be deducted from the Damage Deposit. Depending on the property, the damage deposit will be returned 30-60 days after your departure date. Deductions from the damage deposit may include, but are not limited to: damage to the property and/or inventory, excess departure cleaning or laundry, electric overage if applicable, private pool heating expenses, and any other fees and charges as set forth in this Reservation Agreement.

By signing below I acknowledge that I have read and agree to abide by the reservation terms as listed on the front and the back of this Agreement.

GUEST SIGNATURE Date

GUEST SIGNATURE Date

Additional Reservation Terms and Conditions

***(INITIALS REQUIRED _____) CANCELLATIONS.** Advanced deposits paid will be forfeited unless written notice of cancellation is received by Florida Vacation Connection at least 90 days prior to the arrival date on Reservation Agreement. If Guest cancels within 90 days of scheduled arrival, Guest will forfeit all monies paid unless the property is re-booked for the full term. If the property is re-booked, Guest will receive a refund of 80% of the funds recovered. All cancellations are subject to a \$100.00 cancellation fee. Partial cancellations will not be accepted and adjustments or refunds for a late arrival or early departure cannot be made.

SUBSTITUTION OF ACCOMMODATIONS. Should circumstances beyond our control cause Guest confirmed accommodations to be unavailable prior to Guest arrival, Florida Vacation Connection reserves the right to substitute comparable accommodations, if available, confirmed rates in these instances cannot be guaranteed. Substitute accommodations and rates will be subject to Guest approval. Upon notification by Florida Vacation Connection that such a move is necessary, Guest will have the option to accept a substitute accommodation, if available, or cancel Guest Reservation Agreement with no cancellation penalties.

TELEPHONE USAGE. Owner shall provide local telephone service at no charge. Long distance telephone calls are restricted to credit card, calling card, or pre-paid card use only. Upon arrival, Guest will receive instructions on obtaining a personal code to use to make long distance calls during Guest stay. Long distance calls made with this code are charged to a credit card (MasterCard, Visa, Discover and American Express/Optima) or to a calling card. Collect calls are not permitted. Any charges made to the property telephone bill are subjected to a 20% service charge with a minimum fee of \$10.00 per phone bill.

NSF CHECKS. Dishonored checks will be subject to a \$30.00 service charge. Replacement checks not including the \$30.00 service charge will not be accepted.

***(INITIALS REQUIRED _____) KEY CONTROL.** Upon check in, property keys, garage door openers (if applicable) and gate cards (if applicable) become Guest responsibility. If keys, garage door openers and/or gate cards lost or not returned upon departure make in necessary to re-key the locks, or obtain additional openers, cards or keys, then a minimum \$25.00 fee will be deducted from Guest damage deposit. Upon departure, please allow time to return all keys to the Florida Vacation Connection office by 10am or a pick fee of \$10.00 will be deducted from the damage deposit. A minimum charge of \$25.00 or the cost of a locksmith service shall be deducted from the damage deposit for key deliveries in the event of a lockout.

USE OF PROPERTY. Florida Vacation Connection and/or the property owner have the right to enter rental property to make repairs and to examine and protect property during an emergency. It is agreed that an owner's agent has the right to show the property to prospective customers upon twelve to twenty-four (12-24) hours notice. Guest agrees to abide by and to have Guest invitees abide by the Rules and Regulations of the Condominium Association or abide by the neighborhood deed restrictions, whichever is applicable.

MAXIMUM OCCUPANCY AND PETS. The rental property cannot be occupied by more than the maximum number of persons indicated herein without prior written consent from Florida Vacation Connection. For purposes of this Reservation Agreement, occupancy is defined as any overnight visits in the rental property. No animals of any kind shall be permitted in the rental property without prior written consent of Florida Vacation Connection. In the event the maximum occupancy limit is exceeded, or a pet is brought onto the rental premises without prior consent, this Reservation Agreement will be cancelled immediately, occupants will be removed from the property and all rental payments and deposits, whether earned or unearned, will be forfeited.

CONDITIONS & REPAIR. Guest agrees to keep the premises in good repair and in clean condition and to pay the cost of repairing any damage to rental property caused by Guest or Guest's invitees. Guest will make no alterations to or upon said property, to include the moving of furniture. Guest acknowledges that neither the property owner, nor Florida Vacation Connection has made representations or warranties as to the condition of the premises or any other matter not contained in this Reservation Agreement. Guest agrees to return premises in as good a condition as the premises were at the time of occupancy, loss or damage caused by acts of nature excepted.

INSURANCE & INDEMNIFICATION. Guest shall indemnify and hold harmless the property owner or The Longboat Connection, Inc., D/B/A Florida Vacation Connection from and against any and all liabilities, claims, expenses, fees, loss of use and actions of every kind and nature arising out of the Guest's use and occupancy of the rental property, except when such has resulted due to gross negligence of the property owner or Florida Vacation Connection.

DEFAULT. In the event Guest breaches any term or provision of said Reservation Agreement, Owner shall have remedies provided by law, including the right to reenter and to sue in law or equity.

INTEREST BEARING ACCOUNT. All deposits and any prepaid monies may be placed in an interest bearing account with any interest earned accruing to Florida Vacation Connection.

RADON GAS. Radon Gas is a naturally occurring gas, that when it has accumulated in a building in sufficient quantities, it may present a health risk to persons who are exposed to it over time. Levels of radon gas that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from Guest county health unit.

***INITIALS REQUIRED _____**