



Email: cbko@cbko.com

RENTAL RULES & CONTRACT AGREEMENT

1. CHECK-IN TIME IS AFTER 3 P.M. EST & CHECK-OUT TIME IS 11 A.M. EST.

2. This is a NON SMOKING rental home.

3. Pets are permitted in the rental home as approved by owner.

4. **DAMAGE/RESERVATION DEPOSIT**- A reservation/damage deposit of \$500 (\$275 Non Season) is required. This must be received within twenty four (24) hours of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within seven (7) 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. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in dumpster
- d. All keys are left on the kitchen table and unit is left locked.
- e. All charges accrued during the stay are paid prior to departure.
- f. No linens are lost or damaged.
- g. NO Early check-in or late check-out.
- h. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

5. **PAYMENT** – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks, personal checks or credit cards, payable to cbko.com. The advance payment is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date.

6. **CANCELLATIONS:** A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a Cancellation fee of \$45. Cancellations or changes that result in a shortened stay, or that are made within (60) days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. See item number seventeen (17) of this contract.

7. **MONTHLY RESERVATION CANCELLATIONS** – Same as #6 above.

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Hallandale Beach, FL 33009

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8. MAXIMUM OCCUPANCY- The maximum number of guests per the rental home is limited to eleven (11) persons. An additional charge of \$10.00 per person per night for guests in addition to eleven (11) will be assessed. **THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**

9. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

11. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.

12. RATE CHANGES – Rates subject to change without notice for dates not yet reserved.

13. FALSIFIED RESERVATIONS – Any reservation 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.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. PARKING PASSES – N/A

16. HURRICANE OR STORM POLICY – HURRICANE OR STORM POLICY (coastal zone property): No refunds will be given, we highly recommend you purchase travel insurance.

17. TRAVEL INSURANCE: We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance. By Signing Below, I agree to all terms and conditions of this agreement.

Signature: _____ Date _____

Name: _____