

MODERN TROPICAL OASIS
Windsor at Westside, Kissimmee, FL 34747
Vacation Home Booking Form

Check-in date: _____ Check-out date: _____

List of all occupants including the renter who signs the form

(The maximum number of occupants: 18) ONLY RENTERS LISTED ON THE FORM MAY STAY IN THE HOME

Title (Ms. Mr. Mrs.)	Name	Age (if under 25)	Title (Ms. Mr. Mrs.)	Name	Age (if under 25)

Additional Equipment/Services:

Baby equipment	Desired	Other requests	Desired
Full size baby crib (1)		BBQ grill (\$75)	
Pack n Play (1)		Pool/SPA heating (\$150)	
Strollers (1)		Mid-stay clean (\$150)	
Highchairs (1)		Golf Set Rental \$(100)	
Stair gate (1)		Balls 4 balls \$(20) Ts -5 \$10.00	

Renter's information:

Name _____ Email address _____

Address: _____

Phone # _____

Signature: _____ Date: _____

By signing the Booking Form, the renter and all members of the renter's party acknowledge, accept, and will abide by the Terms & Conditions (located on the next two pages). The renter will be responsible for any violations of the Terms and Conditions by any one of the renter's party.

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- Please sign the booking form and return the entire document (3 pages) to us via email.
 - Our email address is ReserveOasis@gmail.com and our phone number is 954-816-5172

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TERMS AND CONDITIONS

Guests (the renter and all other members of his/her party) are reminded that this agreement is for a vacation rental only.
Please read carefully and understand the following Terms and Conditions.

Reservation Booking:

A reservation booking may be made immediately on receipt of pre-approval online (preferred method), or by telephone, e-mail or mail. Acceptance of the reservation depends upon availability of the home. All bookings must be made by a member **25 years or over** of the party occupying the property, and must be authorized to agree to the Terms and Conditions on behalf of all those named on the official booking form.

Booking (holding) Deposit:

A booking deposit of 25% is required to book the home of which there will include a non refundable \$400.00. amount. The booking will be confirmed upon the receipt of your 30% deposit and signed booking form. The remaining 70% is due at least 60 days prior to travel.

Balance:

The rental payment balance, i.e., the total rental amount less the 30% booking deposit, is due 60 days prior to the check-in date.

If the booking date is within 60 days prior to the check-in date, the **whole amount** (30% deposit + 70% total rental balance) has to be paid in full at time of booking. The payment methods are Credit Cards, Debit Cards, Cashier's Check, Money Order, wire transfer (\$60 fee) and etc. Please note there is additional 4% (for US domestic renter) or 5% (for International renter) third party fee if payments are made via credit card or Paypal.

Security/Damage Deposit:

A \$400 security deposit is required. The security deposit will be refunded to you within 7 days after your check out, if neither of the two following conditions applies to your stay.

- 1) The security deposit will be deducted to cover loss or damage to the rental property (normal wear and tear from reasonable use is exempt).
- 2) If the home is left in poor conditions beyond normal use, the security deposit will be deducted to cover the cost of extra cleaning/restoration.

Cancellation:

In the event of cancellation, the following cancellation charges will apply:

60 Days or more prior to the check-in date - 0% of total rental amount less \$300.00 security deposit. i.e. 100% refund less \$300.00

30 to 59 Days prior to check-in date - 50% of total rental amount. i.e. Refund of 50%.

0-29 Days prior to check-in date - 100% of total rental amount i.e. Zero Refund.

However at owners discretion up to 60% of payments can be applied to a future travel date in case of proof of an emergency (i.e. Death in family or Illness)

All Cancellations MUST be made in writing.

The owners or their agents reserve the right to cancel the booking in a circumstance beyond the owners' control including, but not limited to, mandatory evacuation due to severe weather conditions. For such cancellation, the owners or their agents are liable only to refund any money already paid by the renter.

The owners or their agents reserve the right to treat the booking as cancelled if they do not receive the balance by the due date. Please ensure that you take out travel Insurance – see later advice note.

Liability:

You are advised that you are occupying a **PRIVATE HOME** and therefore are responsible for your own safety in respect of any loss, personal accidents or damages sustained by you or any member of your party during your stay. It is the renter's responsibility to ensure that they have adequate travel insurance to cover personal injury, accidents, or other damages. No claim whatsoever will be accepted by the owners, or their agent of the property.

Guests use the crib, high chair, stroller, stair gate, and pool fence at their own risks. Children are required to be supervised at all times. The owners or their agents will accept no liability for any loss or personal injury incurred from the use of these items.

The owners or their agents accept no liability for loss of main services or failure of appliances or of any action taken in the vicinity of the property by any authority or third party person beyond their control.

Arrival / Departure:

Guests may gain access of the home after **4:00pm on the day of arrival** and the home must be vacated by **10:00am on the day of departure**, unless otherwise agreed and confirmed in writing by property management.

Force Majeure:

The owners or their agents, accept **NO LIABILITY** to pay compensation in respects of any loss, damage or changes arising from unforeseeable circumstances beyond their control. Riots, civil strife, strikes, floods, closure of airports, adverse weather conditions, or other events are beyond the owners' control.

Occupancy and the Vehicle Access:

The number of persons lodged in the accommodation may not exceed the maximum number of occupants indicated on the Booking Form. The persons named on the Booking Form may only occupy the accommodation. Any deviation, without permission, could result in the eviction from home at the time of occupation.

Without exception the following vehicles WILL NOT BE ALLOWED in the community where the home is Located. These are: RV's (of any size) TRAILERS (enclosed or open) BOATS (any size - shape on a trailer or not)

Owner's Responsibility and Access:

The home's description contained herein is presented in good faith. In case of problems with the home, the renter must undertake to communicate them to the property management within 24 hours of arrival. The renter must give the owners or their agents a reasonable time to resolve any such problems. The renter is to allow the owners or their agents the right, upon giving notice, to enter the property and carry out any maintenance or inspection.

No Parties:

Absolutely no parties allowed. Only guests listed on the rental form may stay in the rental home.

Pool Safety:

Guests using the pool or its surrounding areas do so at their own risk. Children are required to be supervised at all times when using the pool or on the pool deck areas. The owners or their agents will accept no responsibility for any loss or personal injury incurred from using the pool or its surroundings.

Pool/Spa Heating:

Guests should note that the pool/spa heater is timed to activate each day between the hours of 8.00am and 6.00pm only. It is advised that to maintain water temperature overnight the pool/spa covers (if supplied) be completely over the pool's/spa's water. Call outs to add pool/spa heating after the guest has checked into the home is an additional \$50.

The owners or their agents cannot be held responsible if poor weather conditions cause the pool heater to stop working. Please refer to our Force Majeure section above.

Refund Policy for Pool/Spa Heating – a refund for pool/spa heating, if agreed, will only apply to those renters who have paid for pool/spa heating; and not to the renters who have received "Free" pool/spa heating as part of a booking deal.

No Smoking and No Pets Policy:

The home has a **Strict No Smoking Policy** within the home, but there are ashtrays provided around the pool /deck areas (where apply) should you wish to smoke. Any deviation from this policy will result in the loss of the security deposit.

The home has a **Strict No Pet Policy**. If the renter chooses to ignore this policy, a \$500 cleaning fee will be applied.

Insurance and Visas:

Guests are **Strongly Recommend** to take out adequate personal / travel insurance to cover cancellations of air flights, accidents / illness or damage.

British Citizens traveling to the USA need a Waver Visa I 90 – and their United Kingdom passport must have at least a 90 day period following arrival in the USA. All other nationalities should contact the US Embassy in their own country for further information.

Construction:

Guests understand Windsor at Westside is a new construction community and there will be construction in the vicinity.

Signature: _____ Date: _____