

SunWay Suites Unit 1, the Sandpiper

1739 Siesta Dr. Sarasota Fl. 34239 | 941-356-0669 | joesavage@sunwaysuites.com

VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (the Agreement) is made by and between Savage Property Holdings, LLC(Homeowner) and _____ (Guest) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: The vacation rental property is located at: 1739 Siesta Dr, Sarasota, Fl. 34239

The property is fully furnished and includes: Kitchen appliances, TV, and other provided items such as towels, linens, soap, toiletries.

2. Rental Party: The rental party shall consist of Guest and the following persons:

1. _____

2. _____

3. _____

3. Maximum Occupancy: The maximum number of guests is limited to 4 persons (including 2 children). Babies have the option of using our Play crib.

4. Term of the Lease: The vacation rental lease begins at 3 PM p.m. on the Check-in Date and ends at 10:30 a.m. on the Check-out Date.

Failure to adhere to the check-out time may result in an additional late fee set at \$100 unless discussed in advance of the stay.

5. Minimum Stay: This property requires a 7 night minimum stay. If a rental is taken for less than 7 days, the guest will be charged the daily rate.

6. Rental Rules: Guest agrees to abide by the Rental Rules (as listed in the Welcome Book) at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the rules at all times while residing at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair, inspection or emergency. Homeowner shall exercise this right of access in a reasonable manner by giving at least 2 hours notice (unless in case of emergency).

8. Rental Rate and Fees:

A. Deposit: A deposit of 50% of the rental fee is due at time of booking.

B. Rental Rate: Payment in full of the following fees shall be due within 7 days before the Check-in Date:

Balance due of rental fee

Cleaning Fee of \$100

Taxes 12%

The deposit is for security purposes and will be refunded within 2 days of the Check-out Date, provided no deductions are made due to: i. damage caused to the property or furnishings; ii. dirt or other mess requiring excessive cleaning; or iii. any other cost incurred by Homeowner due to Guest's stay

The deposit is non-refundable and applied toward the rental fees.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

9. Cancellation Policy: If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

100 % if canceled 60 days prior to the Check-in Date 0 % if canceled 14 days prior to the Check-in Date

The Homeowner may also be entitled to cancel the Guest stay if house rules are broken during rental period

10. Insurance: We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents or other issues that may prohibit Guest from traveling or fulfilling rental terms.

11. Payment: Acceptable payment methods are: credit card/PayPal/bank transfer

All payments, unless otherwise specified, will be processed by phone or paid by check.

For manual payments, please contact us directly to administer these. Email address: joesavage@sunwaysuites.com Phone: 941-356-0669