

**Rental Agreement/ Contract**

Villa Tropical Oasis Fort Lauderdale

FORT LAUDERDALE FLORIDA 33304

Landlord: EDEL HOLDING LLC

Occupant: .....

Rental Terms: .....<sup>th</sup> 201... until .....<sup>th</sup> 201.... Fee:  
\$..... plus cleaning fees \$200 + conciergerie service \$100

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK-OUT IS 10 A.M. EST.  
Late Check-in is possible with Lockbox.
2. This is a NON SMOKING unit.
3. Only Small pets are permitted in rental units.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE DEPOSIT- A damage deposit of \$ 500 is required at arrival. This deposit is not applied toward rent; however, it is fully refundable on day 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, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
  - d. All keys are given to the Home Manager
  - 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. Parking on driveway only. (No Parking on Grass)
  - i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement.
6. PAYMENT - An advance payment of 50% is required to secure reservation . All reservations made within 30 days require full payment . The advance payment will secure reservation dates. Please make payments in the form of bank Wire Transfer to this account :

account 005486539035                      Beneficiary:Edel Holding LLC.310 W-  
Arthur Godfrey Road-41 street-33140 miami beach  
Bank of America Aventura Mall Fl 33180 Swift code international wires:  
BOFAUS3N ; ABA:026009593 .

The advance payment is not a damage deposit. The BALANCE OF RENT is due 30 days before arrival.

7. French people can send french check for payment and for damage deposit to landlord in France.
8. Paypal payment is available.
9. Please pay Cleaning Fees (200USD) and conciergerie service(\$100) to Tatiana Santana-Boudreaux ( Home Manager) at checking out
10. CANCELLATIONS - A Ninety (90) day notice is required for cancellation. Cancellations that are made more than ninety (90) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 90 days of the arrival date, forfeit the full advance payment . Cancellation or early departure does not warrant any refund of rent or deposit.
11. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
12. MAXIMUM OCCUPANCY- The maximum number of guests is limited to 8 persons.
13. 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.
14. INCLUSIVE FEES - Rates include a one-time linen-towel setup.
15. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the villa.
16. RATE CHANGES - Rates subject to change without notice. Once first payment is done , rate do not change.

17. **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.
18. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
19. **PARKING** : Renters must park on paved surface on driveway only.
20. The yellow Hummer H2 car is not a rental car. Owner can authorize renters to use this car , but user of the car needs a complementary insurance .
21. Occupants are responsible for their acts. Landlord cannot be responsible for any domestic injury that could happen. We suggest renters to take a complementary insurance.
22. **HURRICANE OR STORM POLICY** - No refunds will be given unless:
  - a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
  - b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
    1. Any unused portion of rent from a guest currently registered,
    2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
    3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period. By Signing Below, I agree to all terms and conditions of this agreement

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Landlord: EDEL HOLDING LLC

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Occupant: