

Rental Contract Villa "Floridian Dream"

Sandy and Mathias Goebel , 27305 Patrick St. , Bonita Springs, 34135, Florida, USA

Renter:

Name: _____

Address: _____

Telephone: _____

Passport / ID No. (please attach ID copy) _____

1. Vacation Home

The Villa consists on a living space of 3 bedrooms, 2 bathrooms, TV / DVD, free Wi-Fi, Kitchen with stove, oven, refrigerator, microwave and dishwasher, washing machine, dryer, garage, air condition, Pool with heater, Weber-BBQ Grill, outside patio furniture 3 bicycles and Canoe.

2. Rental period and price

The rental period starts on _____ at **3:00 pm** and ends on _____ at **10.00 am**. Assumed Arrival time (approximately): _____ If the renter wants to arrive at an earlier time, he should send a request in writing to the landlord at his earliest convenience. Other than that the earliest arrival time is **3:00 pm**.

The rental price amounts **US\$** _____ (_____ €) . Including FL Sales & Tourist Tax. Prepayment: **25 %: US\$** _____ (_____ €) (payable upon signing & execution of contract). The payment **US\$** _____ (_____ €) is due **6 weeks** prior to occupancy.

The renter will arrive with _____ adult(s) and _____ child(ren).

Age of the children: _____

Power will be charged upon usage: Arrival ____ Departure ____ Price : _____ (0,14/KWH).

The **Final Cleaning** Fee is **US\$** _____ (payable upon arrival day to Frisco-Homes).

The **Grill Cleaning** Fee is **US\$ 30.00 (if desired)** payable arrival day to Frisco-Homes).

The **Deposit: US\$ 500.00** (payable by Credit Card upon arrival day to Frisco-Homes).

The security deposit will only be held with a valid Credit Card. The latest day to provide this information is upon arrival day and check in. The security deposit will be returned to the tenant within 15 days after expiration of this lease, subject to landlord`s right to retain all or a portion there of for repairs, replacements or extra cleaning made necessary by tenant`s occupancy or use.

3. Resignation

If the renter cannot keep the appointment he shall disclose this as soon as possible in writing, delivered as an email or letter. No verbal communications will count as the disclosing of such. On short term cancellation the following fees will apply:

Contract Execution day until 60 days prior to arrival 20% of the rental price

59 to 31 days prior to arrival : 80% of the rental price

30 to 0 days prior to arrival : 100% of the rental price

4. Code Access and property management

The four-digit door code of your choice (for example 1234) : _____

Property Management : Frisco-Homes Gunnar Ketzler and Manfred Bund **239-784-5433**

Please call the management when you have arrived to schedule your check-in appointment.

5. General

The vacation house and its inventory shall be treated properly. The renter will be held responsible for any loss or damage occurred (if any). The landlord will not take any responsibility or liability for the use of the property while rented. Parents will be liable for their children. Frisco Homes is to be held harmless in any claims against the property. The maximum number of tenants is limited t 6 persons and no pets. Occupancy shall be no more than 6 persons. Failure to comply with this rule may result in forfeiture or termination of rental contract is not considered a renter but a guest and has to comply with the rules a knowledge below.

Rental Rules

Tenant agrees to abide by Rental Rules attached as "Rental Rules" 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 following rules at all times while at the property. Tenant agree to abide by policies set by the management, refrain from loud noise and to return unit in clean, sanitary, good and rentable condition and pay costs for final cleaning. Tenant will obey all rules & regulations, smoking bans, animal & pet bans and noise bans.

Damages/Repairs:

Tenant will pay for any repairs required to the unit, its appliances or furnishing of plumbing, electrical, sewage, or air conditioning systems, equipped as a result of abuse, misuse, accidental or international act of tenant, but excluding normal wear and tear. Tenant agrees to gain advance approval from landlord, or its agent, prior to authorizing any repairs., purchase of work to be performed on the unit or its system. this is a private residence and the tenant will be responsible to treat the premises as its own and make sure that the AC does not freeze, which can happen, when the AC is running constantly and doors and windows are open.

1. Smoking of all kind is strongly prohibited within the unit.
2. People other than those in the tenant party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of tenant.
3. All of the units are privately owned, the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loos of personal belongings or valuables of the guest. Furthermore the owner is not liable for damage or loss of property of the tenant(s) cause by theft or break-in. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order. Tenant agree to maintain the unit in good order and good condition during their stay. The unit will be cleaned before arrival and after departure. Excess laundry or more than the last day`s lines, or excess cleaning required, will be charged to the tenant against the security deposit. If any food or beverage is accidentally spilled on the carpet or furniture, it is tenant obligation to remove the material at once. If it should leave a stain and cleaning is required, the costs will be deducted from tenant`s security deposit.
5. Only use appliances for their intended uses.
6. Parking: Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing, applicable fines/towing fees are the sole responsibility of the vehicle owner.
7. Housekeeping: There is not daily housekeeping service. We offer cleaning service at request - payable ai cash by tenant after service. Daily maid service is not included in the rental rate.
8. Pets are not permitted at anytime.

Renter:

_____, the _____ signature: _____

Landlord:

Bonita Springs , the _____ signature: _____

Mathias und Sandy Goebel

**USA : Bank of America BIC / SWIFT-CODE: BOFAUS3N IBAN : 2290 3364 7790 Routing: 026009593
Germany : BIC /SWIFT-CODE: COBADEHDXXX IBAN: DE32 2004 1111 0386 3560 00**

CREDIT CARD AUTHORIZATION

(vor Ort erst aus zu füllen - für Kautions mit Kreditkarte)

between



Frisco-Homes-Corp. P.O. Box 10077

Naples , FL 34101

Phone: (239) 784 5433

Owner/Landlord Representative

and

Date

Print Name

Signature

Tenant/Renter

By my signature, I hereby give Frisco Homes Corp. my permission to charge my credit card for the following amount :

- to hold the security deposit until the Rental/Lease contract has been fulfilled and an inspection has been performed that no damages from Tenant/Renter has occurred.