

# 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 from the renter) \_\_\_\_\_

Guests: 2nd _____	b-day: _____
3rd _____	b-day: _____
4th _____	b-day: _____
5th _____	b-day: _____
6th _____	b-day: _____

### 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, 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\$** \_\_\_\_\_ (\_\_\_ overnighter) . The total price including FL Sales & Tourist Tax.

Prepayment: **25 %** of total amount: **US\$** \_\_\_\_\_ (payable upon signing & execution of contract).

The payment **US\$** \_\_\_\_\_ is due **6 weeks** prior to occupancy.

Power will be charged upon usage: Ar. \_\_\_\_\_ De. \_\_\_\_\_ Price : \_\_\_\_\_ (0,14/KWH).

The **Final Cleaning** fee is **US\$150,-until 4 persons/US\$175,-over 4persons** (payable upon arrival day).

The **Grill Cleaning** Fee is **US\$ 50.00** (if desired payable arrival day).

The **Deposit: US\$ 500.00** (payable upon arrival day).

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:	25% 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 : \_\_\_\_\_

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 to 6 persons and no pets. Occupancy shall be no more than 6 persons. Only persons named in this contract or additionally agreed with the owner may stay on the property. Any indication of undergoing these rules will result in an immediate expulsion of the renter and its party or to demand a surcharge for each of the additional guests. At any time - even the renter is absent - he has to grant access to the house, the garden and the pool-area as well as to the dock for the property, the property manager and the cleaning-team. He further has to grant access to all areas for workers who want to execute urgent repairs. Thereby possibly resulting temporary impairments (noise, dirt, not usable facilities of the accommodation) do not result in a reduction in rent.

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 loss 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 : Comdirectbank Blz.: 20041111 Kto.: 38 63 560**  
**BIC /SWIFT-CODE: COBADEHDXXX IBAN: DE32 2004 1111 0386 3560 00**

**CREDIT CARD AUTHORIZATION**

(vor Ort erst auszufüllen - für Kauti0n 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.*