

Vacation Rental Agreement

Owner: MSM, Ltd
C/o David Frizell
450 Main Street
Metuchen, NJ 08840
732-494-3500

Renter: _____

Phone : _____ cellphone (in FLA) _____

Email: _____

Number in party _____ adults, _____ children } **PLEASE PROVIDE**

Premises: 57977 Morton Street
Grassy Key, Florida 33050
305-289-8427
(single family house, 3 br, 2 baths)

Term: One (1) week(s)
Starting: _____ 2011
Ending: _____

Rental Amount: \$ _____ 1-weeks
_____ x1.125 Florida rental tax (12.5%)
= \$ _____ Total
\$ _____ Balance due by _____

Deposits: **\$ 1,000.00 damage/ reservation deposit due on signing with \$500 going towards rental fee.** Reservation deposit (\$500) will be returned within four weeks after rental less any damages or charges. Refundable up to 10 weeks prior to rental, thereafter if owner obtains a replacement rental.

Full rental amount due by 6 weeks prior to rental. If any payment is not received, reservation will be cancelled.

Terms

1. Owner supplies linens, bedspreads, towels, kitchen utensils, televisions, outdoor furniture and (some) fishing and snorkeling gear. Renter should bring soap, toiletries, beach towels, sunscreen, bug spray and a camera.
2. Renter agrees to take reasonable care of the premises. Renter will be responsible for any damage beyond ordinary wear and tear. Renter agrees to replace or pay for any linens, towels, fishing, snorkeling, kitchen or pool equipment lost or damaged during his/her stay. Furniture shall not be re-arranged or taken outside. The dishes and linens shall be cleaned prior to departure. Sheets and towels must be started in the dishwasher –please do not make up the beds. The premises must be left in the same condition as it was on the day of arrival, picked-up and ready for vacuum. Cleaning charge to make beds and vacuum the second floor is included in your rental. Cleaning the grill after use is the renters responsibility.
3. Renter will have access to the shed and the first floor but not the First Floor storage area. Owner’s cabinet and drawer will be undisturbed by Renter. Please clean up any use of the first floor, dock and pool deck. Return all deck and pool furniture to its original position.
4. Renter acknowledges that the premises has a pool, a dock into open water and second-story balconies, all of which can be dangerous to unsupervised children and adults who are not careful. Renter will take appropriate precautions for the safety of all guests on the premises, especially children, around the stairs, balcony, porch, pool and dock. Renter agrees to assume the risk of injury from the use of these facilities to him/herself and all guests, whether child or adult. Renter and guests shall use PFDs if kayak is used.
5. Only family or friends of Renter shall be permitted on premises – no sublet or assignment of this agreement is permitted. Renter shall be responsible for all guests and any damage caused during the stay, unless caused by Owner or Owner’s representative or agent.
6. Renter agrees to lock the house when not on premises for security.
7. Pool heater is \$0 additional per week. Pool and spa temperature set at 85 degrees Fahrenheit. Spa temperature can be made higher- but there is risk associated with high temperatures and renter is advise to use extreme caution in the use of the spa/hot tub. Temperature over 102 degrees Fahrenheit is prohibited. Renters who want to increase the spa temperature must carefully read the instructions in the visitor book. If you do not understand the instructions please do not change any settings. If you call the pool service company for this purpose, the service charge (\$50) will be charged to your deposit. The instructions are very detailed and specific and 95% of guests who want super heated water (100 degrees plus) are successful. Do not use the spa if you have low blood pressure, a heart condition or other physical limitation. If you are satisfied with water heated to 85 degrees Fahrenheit, you do not need to change any settings. The spa jets will operate by pressing a button at the spa. If you use the spa, please be sure to turn the electric heater OFF when finished. Turn the solar heater ON, if you want warmer water in the pool. The electric heater is for spa only.
8. Renter and guests will respect the privacy and peace of the neighbors.
9. Renter will not duplicate keys. If keys are lost, please call Owner. There is a \$25.00 charge per lost key.
10. Any problems with the premises shall be reported to the Owner or designated agent immediately by the Renter.
11. Renter shall keep trash and garbage in covered containers and will put out containers on designated days (garbage is currently picked up on Tuesday and Saturday mornings; recycling on Saturday morning). Renter will be charged \$50.00 if this is not done to cover special cleanup.
12. Renter agrees to vacate by 11:00 a.m. on the final day of the rental. Check-in is at 3:00 p.m.
13. Renter will comply with all applicable laws, codes and governmental regulations while at the premises. If evacuation is ordered, Owner will refund rent prorated for each day Order is in effect.
14. Renter will comply with any reasonable rules established by Owner and provided to Renter.
15. Renter will have exclusive use of the premises during the rental, except for any required repairs, governmental inspections, meter readers, lawn and pool maintenance; all of whom shall be given access as required.
16. The house telephone number is 305-289-8427. Calls within the U.S. are unlimited.

***IMPORTANT TO REMEMBER: TRASH OUT FRIDAY NIGHT/CLEAN THE GRILL/START THE LINENS IN THE DOWNSTAIRS WASHER.**

All of the terms are accepted.

Date _____

Renter _____

Owner: MSM, Ltd.

Date: _____
