

VACATION RENTAL AGREEMENT

ADDRESS 129A La Valencia Circle Panama City Beach, FL 32413

Week Of: _____

Manager/Owner John and Cindy Borders

Address P.O. Box 7613

City, State, Zip PC Beach, FL 32413

Phone/Fax: 850.249.8509

Tenant Name: _____

Number of Adults: _____ Children: _____ Pets: -

Address: _____

Phone: _____

MAXIMUM OCCUPANCY 11

PETS - Allowed – Yes No X

HOUSE PARTIES – Not Allowed

GRILLING - Allowed on Back Porch Only

CHECK-IN:Date/Time 3PM

CHECK-OUT:Date/Time 10AM

RENT \$1,750.00

RESERVATION DEP. \$300.00

CLEANING FEE \$150.00

PET FEE ----

FLA ACCOMMODATION

TAX – 12.5% \$240.00

TOTAL DUE \$2,440.00

RESERVATION/

SECURITY DEPOSIT -\$300.00

BALANCE** \$2,140.00

****Balance is due in full prior to check-in. Payments shall be in cash or cashiers/travelers checks.**

Please advise if you are planning to arrive after 6 PM or on a date other than above. In the event of a cancellation, it is necessary to notify owner as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit will be refunded. This agreement shall not be assigned or the premises sublet without written consent of the Manager/Owner.

I (we) hereby agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the owner. Before vacating, I (we) will clean the premises, which includes the following:

1. Clean refrigerator. Leave no food or drink in it.
2. Empty all garbage into outside cans.
3. Strip sheets off beds
4. Run dishwasher

Do not re-arrange furniture. Manager/Owner will retain \$25 from deposit for moving furniture back.

THE HOUSE MUST BE LEFT CLEAN TO RECEIVE FULL REFUND OF DEPOSIT.

In the event that an unauthorized pet, house party, or grilling on other than the back porch is found on the premises during your stay, manager/owner shall have the right to ask you to leave the premises immediately with no refund of monies paid.

I (we) agree maintain the property in the same condition in which it was found. Reasonable wear and tear accepted. I (we) agree to replace or pay for losses, breakage or damage should such occur. MANAGER/OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY.

Please sign both copies and return one with your deposit check to the manager/owner. Dates of rentals are guaranteed when deposit has been received (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane). Please make all checks payable to manager/owner identified above.

NOTE: AIR CONDITIONING AND APPLIANCES ARE NOT GUARANTEED. REPAIRS WILL BE MADE AS SOON AS POSSIBLE. NO REFUNDS DUE TO FAILURE. REFUNDS ARE ONLY MADE IF DUE TO ACT OF GOD (see previous paragraph)

Tenant

Date

Manager/Owner

Date

Ohlson Chateau Rental Agreement Continued:

The address is 129A La Valencia Circle in Panama City Beach, FL 32413

The phone number in the unit is 850.249.2312.

In the event of an emergency, call 911.

This is a NON-SMOKING unit. Smoking is allowed on the porches and balconies but not inside.

No trailer/motor home/boat parking of any kind is permitted in La Valencia Resort.

Do not hang towels or swimsuits on the railings of the porches.

No glass is permitted in the pool area or on the beach.

Pool and tennis courts close at 10:00 PM.

Children under the age of 4 are required to wear SWIMMERS DIAPERS in and around the pool areas at all times.

Keep your pets on a leash at all times and pick up after your pet.

Pets CANNOT be left unattended in the Chateau at any time.

Do not remove any furniture or electronic devices from the unit.

The Clubhouse pool is an "owners only" pool.

For assistance call John or Cindy at 850-249-8509.

Security Deposit of \$300.00 will be returned via US Mail within ten (10) business days after departure.

Tenant Initials: _____ Date: _____

La Valencia Clubhouse area and Pool rules

Notice effective Oct 2004 the clubhouse and clubhouse pool is
Reserved for the homeowners only. Renters must use only the beach pool!

1. All parties and large activities must be cleared through Carolyn Fry 850-234-6469. Cleaning deposit is required, call for details.
2. Respect your neighbors, both pools are closed at 10pm no exceptions. These hours will be strictly enforced.
3. For both the clubhouse and pool areas: Please be respectful of our community! Put all garbage and beverage containers in proper receptacles and keep our restrooms clean!!!!!!
4. Furniture is provided at both pools, do not bring personal furniture/and no storage is permitted under beach pool deck, no exceptions!
5. No profanity is allowed in our communal amenities, violators will be asked to leave and will not be allowed to return!!!!!!
6. NO GLASS IS PERMITTED IN ANY OF THE POOL AREAS!!!!!!!!!!!!
7. The exercise room is only for the homeowners of La Valencia. No one under the age of 18 is allowed without adult supervision!
8. Children under the age of 4 are required to wear SWIMMERS DIAPERS in and around the pool areas at all times. No exceptions to this rule, violators will be responsible for possible draining, refilling and reconditioning the pools for further use!!!!
9. Do not hang towels or swimsuits on railings or any porches visible to neighbors.
10. No grilling at any pools!
11. No skateboarding is allowed in pool areas, tennis court, walkways, or in the parking lot of La Valencia.
12. Guests of homeowners may only use the clubhouse pool only if the owner is in residence on the grounds.

As our community grows we may from time to time amend certain rules. For future reference, information pertaining to La Valencia will be posted in the clubhouse. Lets enjoy our fabulous grounds and the amenities we share!!

Respectfully - La Valencia Pool Committee!

Tenant Initials: _____ Date: _____

La Valencia Quiet Hours Policy

The Home Owners Association Board of Directors has implemented a new "Quiet Hours" policy that will be in effect throughout the community effective immediately. The new policy states:

Our LA Valencia community recognizes and enforces certain "Quiet Hours" during each 24-hour period for the general well being of our homeowners and guests. "Quiet Hours" within our community are to be observed as follows:

Each Day (7 days per week) from 10:00 PM to 7:00 AM the following morning.

Homeowners, their guests and rental clients are expected to observe these "Quiet Hours" in consideration of their neighbors. Complaints of excessive noise at other times of the day may also constitute a violation of this policy.

Violation of "Quiet Hours" will subject the property owner to being billed for direct expenses incurred by the HOA for third party security calls as well as fines imposed by the HOA in the form of special assessments.

From the owners of Ohlson Chateau:

Tenants are expected to abide by the new "Quiet Hours" policy and the property manager will be required to withhold any expenses or fines for "Quiet Hours" violations by tenants from their security deposit. Tenants will be billed for any expenses or fines in excess of their security deposit and may be asked to vacate the premises immediately in the event of a violation.

Tenant Initials:____Date: _____