

Ormond by the Sea Condominium
1601 Ocean Shore Boulevard
Ormond Beach, FL 32176
Return Service Requested

Date: _____

RENTAL CONFIRMATION AGREEMENT
ORMOND BY THE SEA CONDOMINIUM
PHONE: 386-441-2122 FAX: 386-441-5753
EMAIL: obsc@att.net
Manager: _____

(Lessor) ORMOND BY THE SEA CONDOMINIUM hereby lease to _____
and (Lessee) hereby accepts this lease for **Unit #** _____.

The lease shall begin at 3:00 PM on _____. (Arrival Date) and shall terminate
without further notice no later than 10:00 AM on _____. (Departure Date) Late
Arrivals (after 4:00 PM) must arrange with the office in advance.
Lessee agrees to pay Lessor rent in the amount paid 30 days in advance of arrival.

Rent		*Subject to change	
Cleaning		with advanced	
3% Fee			
Tax	0.00	notice.	
Total	0.00		

A Security Deposit of \$200.00 is required and will be held in a separate, non-interest bearing escrow account and is required within 15 days to hold the reservation. The deposit **will not** be included in the rent and will be held as a damage deposit. Lessor shall be entitled to apply any monetary amount to damage or loss sustained during lease. Any funds retained for damages or extra charges will be at the discretion of the Lessor:

Extra Cleaning \$50.00
More than three standard loads of linens \$10.00 per load
Furniture moved by guest \$50.00
Room keys(s) not returned on check out \$10.00

THIS IS A NON SMOKING UNIT:

Charge for smoking inside unit \$200.00

In order to receive a refund of the security deposit, Cancellations must be as follows:
30 days in advance for a **one week rental**. **60 days** in advance for more than a one week rental.
90 days in advance for a one month or more rental.

If cancellation is NOT made in these guidelines: Lessor will make a good faith effort to re-lease the condominium. If a new tenant is not obtained for the rental period, Lessee will forfeit Security Deposit. Security Deposit will be returned to Lessee within 30 days of departure date if lease is not renewed. (rolled over)

Telephone: If your unit land phone is not serviced by Spectrum with unlimited service in the U.S. and Canada, Lessee must call collect or use a calling card to make long distance calls accrued during their stay. Telephone calls do not go through the rental office. Your unit telephone land line number is: _____.

Lessee may not sublet any portion of this lease. Maximum of six (6) persons in this unit. **NO OVERCROWDING.** This unit is equipped with a king-size bed and TV in the master bedroom, and in the guest room is _____

A copy of the rules and regulations and check out procedures is included and Lessee agrees to abide by these rules. **KEYS MUST BE RETURNED TO THE RENTAL OFFICE WHEN YOU LEAVE.**

Entry and Inspection: Owner/Manager will have the right to enter premises: (a) in case of an emergency (b) to make necessary or agreed upon repairs, supply necessary or agreed services, show the premises to prospective or actual buyers, tenants or workmen (c) when tenant has abandoned or surrendered the premises (d) for pest control services.

Management reserves the right to change or substitute unit assignments, in case of removal from the rental list, unforeseen circumstances or upon the sale of the unit.

If you are locked out of your unit after hours or on weekends, a \$20.00 charge will be due if management or maintenance has to be called in, payable at the time of service. You also have the option to call a locksmith.

Lessee information:

NAME:
ADDRESS

PHONE: _____ CELL: _____ (TEXT Y/N) _____

E-MAIL: _____

LESSEE SIGNATURE: _____ DATE: _____

LESSOR AGENT: _____ DATE: _____

FULL PAYMENT IS DUE 30 Days in advance of arrival date or your reservation will be canceled and your security deposit surrendered. No Partial Payments will be Accepted. Once full payment has been made, at no time will a refund be issued. Taxes paid in advance are not refundable under any circumstance. Please sign, retain a copy and return to the OBSC office by US mail or email within 15 days or your reservation will be canceled.

ORMOND BY THE SEA CONDOMINIUM GENERAL RULES AND INFORMATION

- ❖ All overnight guests must be registered with the manager.
- ❖ Please control noise at all times, especially after 10:00 PM.
- ❖ Children are not allowed to “play” on the elevator.
- ❖ Bicycles, skateboards, etc. are not be used anywhere on the property.
- ❖ Each unit provides drying racks. Therefore, please do not hang towels or clothes on the balcony rails or patio walls.
- ❖ Do not put bones, grease, shrimp shells or vegetable peelings in the disposal.
- ❖ Do not flush any products in toilets except toilet paper.
- ❖ You will be assessed all plumbing charges for your misuse
- ❖ Exterior cigarette and trash containers are provided for litter.
- ❖ If your land line is not serviced by Spectrum with unlimited long distance in the U.S. and Canada, you must use a calling card or cell phone.
- ❖ Furniture and all items within the unit are not common property and must remain in the unit.
- ❖ Please do not move furniture in the unit.
- ❖ Please do not take dishes, cookware, silver ware out of the unit.
- ❖ No pets are permitted.
- ❖ Grilling is to be done in the barbeque area only and not permitted on patios, grass or balconies.
- ❖ Please do not park in the designated unloading and loading area by the elevator.
- ❖ An area has been provided to rinse a vehicle (Wed. or Sat. only for washing). Hoses must be turned off at the spigot to release water pressure after use.
- ❖ All pool guests must be registered with the manager. There are no exceptions.
- ❖ All guests must comply with the pool rules posted.
- ❖ The pool rope is a required safety device. Do not stand on, sit on, or climb on it.
- ❖ Only lifesaving flotation devices allowed in pool.
- ❖ Showers are required before entering the pool and when returning from the beach.
- ❖ Pool furniture may not be removed from the pool and lawn area.
- ❖ Games are to be played on the beach; not on the lawn, pool area or parking lot.
- ❖ No food is allowed within 4 feet of the pool. Absolutely no glass in pool deck area at any time. No exceptions.
- ❖ If you raise a table umbrella, please lower it after use.
- ❖ Personal belongings are not to be used to “reserve” lounges when guests are not in the pool area.
- ❖ Please do not leave personal belongings and towels at the pool area overnight. They will be discarded.
- ❖ Do not leave windows and doors open when air conditioning is running.
Flashing red light on the beach lifeguard tower or thunder and lightning is an indication of unsafe swimming conditions. For the safety of our guests, the pool will be closed.
- ❖ CAUTION should be used! Floors, sidewalks and steps may be slippery when wet.

ORMOND BY THE SEA CONDOMINIUM

YOU WILL BE STAYING AS A GUEST IN A PRIVATE RESIDENCE. PLEASE OBSERVE OUR MODEST RULES AND ENJOY YOUR STAY.

CHECK OUT PROCEDURE

CHECK OUT BY 10:00 AM

- ❖ Strip beds and place dirty linens and towels in laundry baskets
- ❖ Empty all trash cans and carry trash to dumpster
- ❖ Empty refrigerator
- ❖ Wash dishes and put away
- ❖ Clean range stove top and oven before leaving
- ❖ Close curtains and all window treatments
- ❖ Turn off all lights and fans Set thermostat on auto cool at 78 degrees or auto heat at 60 degrees
- ❖ Make sure you are not leaving any belongings
- ❖ Lock all doors when departing including front door
- ❖ Turn keys into the rental office

****Extra charges will apply. Refer to your rental agreement for charges.***

THANK YOU FOR STAYING WITH US.

HAVE A SAFE TRIP HOME!

REMEMBER THIS IS A NON SMOKING UNIT. IF YOU MUST SMOKE, DO SO OUTSIDE AND PLEASE PROPERLY DISPOSE OF CIGARETTE BUTTS. (THERE IS A \$200.00 CHARGE FOR SMOKING IN THE UNIT WHICH WILL BE TAKEN FROM YOUR SECURITY DEPOSIT.)

