

KETCH COURTYARD ASSOCIATION MANAGEMENT SERVICES

3150 South Fletcher Ave. / Amelia Island, FL 32034

Rental Agreement

ALL RENT DUE UPON CHECK-IN.

This agreement pertains to Rental Unit _____ by the tenant _____ for the period of _____ to _____ Total Rent _____ Tax _____ Total Bill _____.

Overnight occupancy shall not exceed the number of persons which fully utilize the regular sleeping facilities of the apartment.

The tenant agrees that the apartment is for residential use only with no right to sublet or assign any interests under this assignment. Under this agreement the tenants will not make or permit any disturbance, excessive noise, or other action which could impair the enjoyment of the property by the other occupants.

Any damages or need for repairs must be reported immediately to the manager. Damages occurring during this rental period, if related to accidents, abuse or misuse by any of the renting party, shall be the financial responsibility of the renter and charges for the same shall be assessed and paid prior to departure.

The tenant shall check in and check out with the resident manager. **Unless special arrangements are made**, occupancy shall not begin until 3:00 P.M. on the first day and checkout time will be 11:00 A.M. on the day of departure.

The tenant agrees to abide by the rules and regulations as they presently exist and are communicated to him.

The manager of the condominium is the agent for the owner and is entitled to act on behalf of the owner during the term of the rental to inspect the premises at reasonable times and intervals, and to show the apartment at reasonable hours to other prospective tenants.

No changes in the terms stated here shall be valid unless made in writing on this form and signed by the owner or the manager, and the tenant.

NO PETS ALLOWED.

Signed this _____ day of _____, 20_____

Tenant

By Authorized Signature

Returnable Security Deposit
if no damage _____.

Rental Gross \$ _____

Sales Tax \$ _____

Cleaning \$ _____

Deductions \$ _____

Maintenance
Assessment \$ _____

Net to Owner \$ _____