

*K.B.L. Villas Inc.*

*Registration Form/Terms and Conditions of Property Rentals*

Please print

Full Name \_\_\_\_\_

Home address \_\_\_\_\_

City/Town \_\_\_\_\_ State/Country \_\_\_\_\_

Zip/Postal Code \_\_\_\_\_

Arrival date \_\_\_\_\_ Departure date \_\_\_\_\_

Number in party \_\_\_\_\_

Email \_\_\_\_\_

Cellular Phone \_\_\_\_\_

Person to contact in case of an emergency (optional)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address of Vacation Home \_\_\_\_\_

*K.B.L. Villas Inc.*

*Security Deposit*

Card Number \_\_\_\_\_

Expiration date; Month \_\_\_\_\_ Year \_\_\_\_\_

Three digit security Number (on back of credit card) \_\_\_\_\_

Name as it appears on card \_\_\_\_\_

Card holder signature \_\_\_\_\_

Visa/Master (Circle one)

I agree to be personally liable in the event that anything from the property is missing, broken or misused or any injury, accidents or damage to guests or myself, (family included) in this home during our stay.

**Please initial** \_\_\_\_\_

\*Please note that we do not run this card, we simply hold the details in case if any items missing, damaged or misused.

I shall be held personally responsible if K.B.L. Villas Inc. is unable to place a damage claim against this credit card number provided. I hereby consent and submit myself to the jurisdiction of the Florida Courts. **Please initial** \_\_\_\_\_

I have read and fully understand that these terms and conditions are part of my rental agreement.

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Signature

Date

## *K.B.L. Villas Inc.*

### *Registration Form/Terms and Conditions of Property Rentals*

1. Self-catering: All rental properties are self contained. You are responsible for purchasing food, paper goods, cleaning supplies or other necessities you require during your stay. **Initial** \_\_\_\_\_
2. Trash: Trash pick-up is posted in the vacation home. Trash must be in a sealed trash bag and placed in the bin at the end of the driveway for pick-up. Trash must be removed from inside the home at departure. \$25.00 will be charged to you for excess trash removal after your departure. **Initial** \_\_\_\_\_
3. Spills and stains on the carpet and furniture: If you spill something please clean it up quickly. If you do not clean up the spill you will be financially responsible for having the stain removed. **Initial** \_\_\_\_\_
4. Departure: Check-out time is 10am. We must have time to prepare the villa for the next guests. Please leave the house secured and the key in the lock box. If keys are missing a \$75.00 re-keying fee will be incurred. Late departure will result in a charge. There are no refunds for early departure. **Initial** \_\_\_\_\_
5. Smoking Policy: NO SMOKING OF ANY KIND IS PERMITTED IN ANY HOME. Many people are offended by the smell of smoke. The owners and all following guests would appreciate you honoring their wishes by smoking outside. If you insist on smoking in a house a minimum of \$75.00 deodorizing fee will be incurred. **Initial** \_\_\_\_\_
6. Refunds on breakdowns: No appliances are guaranteed. There will be no refunds on appliances, power, water, telephone, cable, toilets, pool heaters, pumps or any item on the rental property due to breakdown. All homes are kept in good working order and any breakdown will be repaired during our normal business hours. **Initial** \_\_\_\_\_
7. Excessive electrical use: Please keep all sliding glass doors, pool doors, front and back doors, entrance doors, bedroom windows, kitchen and bathroom windows closed while the air conditioner is on. Air conditioners can run 24 hours a day all year round. Please keep the temperature set between 74 – 79 degrees. A.C's set below 70 – 72 degrees freeze up the unit due to misuse. Any repair costs will be charged to you in the event of your unit freezing due to misuse. **Initial** \_\_\_\_\_

8. Maximum number of occupants per unit: Each home has a maximum number of beds to sleep guests comfortably. Homes are not allowed to exceed the maximum occupancy. Children over 2 years of age will be counted as one person. **For your safety maximum occupancy will be enforced.** Renters defying the maximum amounts of persons will be asked to move to a larger sized home or homes that will accommodate all guests if we have the availability. The increased rental rate will vary depending on the size of the homes or homes needed. If guests are not willing to move they will be evicted and will automatically forfeit their rental fee as well as their security deposit.  
**Initial** \_\_\_\_\_
9. Pool Rules: **Swim at your own risk, no life guard on duty.** Children are to be supervised at all times, no running, diving, horse play and no glass in pool area. No yelling or screaming (you do have neighbors). All communities have a noise ordinance after 10 pm. Under no circumstance is a guest to adjust, turn or move any lever on the pool pump heater or timer, you will be solely financially responsible for any damages that occur from adjusting any levers or any apparatus attached to the pool equipment. **Initial** \_\_\_\_\_
10. No rearranging of furniture or bedding. If you disregard this request you will be charged for the cost of the crew required to replace items in original places. **Initial** \_\_\_\_\_
11. In House instructions: the Home is equipped with an in home Welcome Book with information for your interest. It also has important phone numbers for your use. Please refer to this book or call the Management Company with questions. **Initial** \_\_\_\_\_
12. Pool/Window alarms: **DO NOT DISABLE OR DISARM ANY ALARM ON ANY WINDOW OR DOOR LEADING TO POOL AREA.** If any alarms are tampered with, batteries missing or any type of misuse you will be responsible for costs incurred to repair.  
**Initial** \_\_\_\_\_
13. Bugs: Florida is in the Tropics, **we do have bugs!** Do not leave food on the counter tops or in the pool area. Clean up all spills immediately. **Do not eat in the bedrooms. Do not leave wet or dirty clothes on the floor.** **Initial** \_\_\_\_\_
14. Garage size: Most garages are not large enough for large cars or vans, they may damage the garage floor or put holes in the walls.  
**Initial** \_\_\_\_\_

15. Linens, Towels and Ironing: DO NOT wash your personal items with any of the towels or linens in this home. Wash towels and linens separately. Do not iron on bedding, table, counter tops or floor. Use the ironing board only. Do not leave excessive dirty towels on departure. Excessive laundry (more than 3 loads of towels) will result in a charge to you. **Initial** \_\_\_\_\_
16. Linens/Towels: Inventory of all items has been taken and will be checked on departure. Stained, bleached or missing linen, towels, face clothes, hand towels, tea towels or dish clothes will be charged to you. **Initial** \_\_\_\_\_
17. Toilets: Do not use excessive amounts of toilet paper, Do not flush paper towels, feminine items or diapers/nappies down the toilet. There is a plunger in the house if needed. If there is a problem call the office immediately. If maintenance determines the plugged toilet is a result of excessive toilet paper or any other of the 'do not flush' items you will be liable for a \$50.00 charge. **Initial** \_\_\_\_\_
18. Absolutely nothing is to be removed from this property at any time for any reason. NO EXCEPTIONS. **Initial** \_\_\_\_\_
19. No mobile home sleeping units or boats are permitted at any rental home. **Initial** \_\_\_\_\_
20. Parking: ABSOLUTELY NO PARKING ON THE LAWN. All homes have in ground irrigation systems. Parking on the lawn can damage this system. **Initial** \_\_\_\_\_
21. K.B.L. Villas Inc. and the owner of this property are not responsible or liable to renters for any loss or theft of the renters personal property, rented property, accidents, injury or damage that may occur during your stay: nor are we responsible or liable to renters for any loss due to weather conditions, road conditions or loss of recreational activities that may occur during your stay. **Initial** \_\_\_\_\_
22. Pool screen Enclosure/Pool equipment: DO NOT BOUNCE BALLS IN THIS AREA. This may tear, rip or damage the screen/netting or break the outside lights; you will be responsible for all damages. Any damage to solar pool cover or roller, any and all other pool accessories including drain covers in pool or Spa will be your responsibility. **Initial** \_\_\_\_\_

23. Alarm/Home Security: If your home is equipped with a security System and the alarm code and our office has provided directions to you: YOU MUST ENGAGE THE SECURITY SYSTEM WHEN YOU ARE AWAY FROM THE HOME. If you fail to engage the Security system when you are away from the home or on departure and the home is broken into or burglarized you will be responsible for any loss or damages. **Initial** \_\_\_\_\_

24. Pets are forbidden: ONLY SEEING EYE AND ASSISTANT DOGS ARE WELCOMED. **Initial** \_\_\_\_\_

K.B.L. Villas Inc. and the Owner reserve the right to refuse service to anyone renting these properties.

I have read and understand all the information, regulations and requirements listed within this rental contract/registration form and agree to abide by the terms and conditions listed within.

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Date

*K.B.L. Villas Inc.*  
*Pool Rules*

1. Children are to be supervised at all times.
2. Swim at your own risk
3. No lifeguard on duty
4. No running/No diving/no horse playing
5. No glass in pool area
6. No foreign objects in pool
7. No bubble bath or foam bath in pool/Jacuzzi
8. No balls to be bounced within screen enclosure.

Warning: Under no circumstance is a renter to adjust, turn or move and lever on the pool pump, heater or timer at any time. In doing so, you will automatically be responsible for charges and will be solely responsible for any damages that occur as a result of tampering with this equipment.

NO EXCEPTIONS TO THIS RULE AND NO EXCUSES ACCEPTED.

**Initial** \_\_\_\_\_

Neither K.B.L. Villas Inc. nor the homeowner can be held responsible for any accidents that may occur from the use of this pool, spa and surrounding area.

By signing this document I have read, understand and agree with the terms above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\*\*\*\*\*

Request for Pool heating

Please circle one

YES

NO

I, \_\_\_\_\_ have requested pool heating. I understand that, if I or anyone in my Party adjust the temperature settings on the pool heater or timer I will automatically be liable for charges and assume responsibility for any repairs to the pool, pool pump or heater. Electric pool heat is \$150.00 per week/\$25.00 per day 3 day minimum. Gas pool heating is \$200.00 per week/\$35.00 per day, 3 day minimum. The pool will only heat approximately 10 degrees above the outside temperature during the cold months. If the temperature falls below 50 degrees the heating unit will not heat the pool and may shut down. I understand that there are no refunds due to the inability of a pool heater to heat a pool during the cold months. Prearranged pool heat is turned on one day prior to arrival.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

