

# ORLANDO PREMIER VACATION HOMES

A DIVISION OF BALL FIVE LLC  
[www.orlandopremiervacationhomes.com](http://www.orlandopremiervacationhomes.com)  
[www.ballfive.com](http://www.ballfive.com)

## SHORT TERM RENTAL AGREEMENT

NAME: \_\_\_\_\_ ARRIVAL DATE: \_\_\_\_\_ DEPARTURE DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

NAMES OF ADULTS: \_\_\_\_\_

NAMES AND AGES OF CHILDREN: \_\_\_\_\_

NOTE: Florida State Law permits a maximum of 10 guests for a 4-bedroom home. Disregard for the allowable number of guests may result in additional charges for excessive utilities and wear-and-tear, as well as forfeiture of Security Deposit.

ARRIVAL METHOD TO THE AREA (please circle): \_\_\_\_\_ DRIVING \_\_\_\_\_ FLYING \_\_\_\_\_

ADDRESS TO SEND DRIVING DIRECTIONS FROM (such as Orlando Int'l Airport): \_\_\_\_\_

TO CONFIRM A BOOKING, AN IMMEDIATE SECURITY DEPOSIT OF \$250.00 IS REQUIRED ALONG WITH THE COMPLETED RESERVATION FORM TO SECURE THE BOOKING.

*IF YOUR RESERVATION IS MADE WITHIN 30 DAYS OF YOUR ARRIVAL DATE, We will require full payment at the time the reservation is made. Reservation is not confirmed until payment is received. PAYMENT IN FULL must be received no later than 30 days prior to your arrival. Any reservation not paid in full 30 days prior to arrival will be cancelled and subject to a \$50.00 cancellation fee and a \$50.00 booking fee.*

CANCELLATION OF A BOOKING BY THE CLIENT MUST BE IN WRITING AND IS SUBJECT TO THE FOLLOWING CANCELLATION CHARGES:

*CANCELLATIONS RECEIVED 31 DAYS or more prior to your arrival date are refundable in full, subject to a cancellation fee of \$50.00. ANY CANCELLATION MADE 30 DAYS OR LESS to your arrival date will be refundable only if the home can be rented. CANCELLATIONS MADE WITHIN THE 24-HOUR period immediately prior to your arrival date are ineligible for any form of reimbursement.*

1. Check-In time is 4:00 p.m. on arrival date. Please: No exceptions, as this may interfere with the schedule of the Cleaning Crew for the previous guest.
2. Check-Out time is 11:00 on departure date. Please: No exceptions, as this may interfere with the schedule of the Cleaning Crew for the next guest.
3. **A SECURITY DEPOSIT OF \$250.00 IS REQUIRED** against any damages or loss that may occur during your stay. This security deposit is payable by MasterCard or Visa Credit Card only. Should any damage or loss have occurred, our Management Company would supply us with a Damage/Loss Statement. Damages in excess of \$250.00 will be billed to credit card. All or any part of the security deposit will be returned to the guest by check, within 30 days after departure, along with the Damage/Loss Statement, if required.
4. Although every effort is made to ensure that the property is in perfect condition for the duration of your stay, we cannot accept responsibility for any third party claims, accidents, damages or loss for whatever reason caused. Orlando Premier Vacation Homes acts as a booking agent for homeowners.

## SHORT TERM RENTAL AGREEMENT (CONTINUED)

5. You must ensure that children are not left alone in the accommodation at any time. Neither should they be allowed access to the pool unless accompanied by a responsible adult. You must ensure all doors that access to the pool area are closed at all times.
6. Any damages, breakages, accidents or losses are to be reported to the Management Company immediately. The local phone number to the Management Company will be provided with your booking confirmation.
7. For the comfort of all of our guests, all of our homes are non-smoking only. Smoking is allowed on the patio and pool area only.
8. For the comfort of all of our guests, pets are not allowed under any circumstances. Disregard for the Pet Policy will result in forfeiture of your Security Deposit and may incur additional expenses as required, including but not limited to "Loss of Use" of the Villa at published Standard Rates.
9. The swimming pool is a free facility for which you are not charged. There will be a charge for pool heating if you desire. The rate will be pro-rated in an event beyond our control that the heater malfunctions. The pool is heated for 8 hours per day (82<sup>o</sup> to 86<sup>o</sup>). Any tampering with the Heater Lock Cover will result in a forfeiture of your Security Deposit.
10. If the property becomes unavailable for any reason or there is a problem where a guest must be moved, Orlando Premier Vacation Homes is limited to the rental price paid.
11. We reserve the right to alter your accommodations in the unforeseen circumstances where the home you were allocated is not suitable or becomes unavailable for the rental period. If this situation should arise, you will be relocated to a property of the same or an upgraded home, or at our option, a refund of your money.
12. During your stay, access may be required for maintenance by our authorized personnel.
13. We reserve the right to refuse admission or remove guests who do not follow our booking terms and conditions while on premises; illegally possess or deal in controlled substances or is intoxicated; profane, lewd or brawling; foul language, misconduct or disturbs the peace and comfort of neighboring homes; or does not vacate the property at the appropriate check-out time. Refusal of admission from our homes shall not be based on race, creed, color, sex, physical disability or natural origin.
14. Any request to change a confirmed date is subject to availability; however, we will make every attempt to accommodate your request when possible.

*I AGREE ON BEHALF OF ALL PERSONS ON THIS BOOKING FORM TO ACCEPT THE TERMS AND CONDITIONS AS PRINTED ABOVE AND TO ABIDE BY THEM. I AM OVER 21 AND AUTHORIZED TO SIGN THIS FORM. I ALSO AGREE TO PAY THE TOTAL LISTED BELOW FOR THE RENTAL, HOUSEKEEPING AND TAXES VIA CHECK, CASH OR CREDIT CARD.*

Name (Printed)	Signature	Date
	RENTAL (SEE RATES) \$	_____
	ADDITIONAL \$	_____
	FLORIDA TAX (13%) \$	_____
	TOTAL \$	_____
	SECURITY DEPOSIT \$	_____ 250.00 _____

**ORLANDO PREMIER VACATION HOMES**  
 5373 W. 86<sup>th</sup> Street Indianapolis, IN 46268 USA  
 Phone: (888) 413-0233 \* Fax: (317) 879-9397