



QUEENS GATE NORTH VACATION RENTAL TERMS OF AGREEMENT

KEYS: A lockbox on each unit has been provided for access to the units. A combination will be provided on the day of check in. It is the guests responsibility to call the office on the day of check in for the lock combination. Access to the keys will be not be provided if booking is not paid in full. Each unit will be provided with 2 sets of keys. It is recommended that one set be left in the lockbox if a lock out should occur. There will be a \$25.00 charge is a lock out occurs after business hours.

CHECK IN AND CHECK OUT: Check in is at 4 p.m. Early check ins can be arranged in advance if unit is available and was vacant the night before. Check out is at 10 a.m. We ask that all guests adhere to the scheduled time of entry and departure so to allow ample cleaning time if unit is reserved on the same day. Late check outs will not be permitted unless pre-arranged with the office prior to departure. A charge may apply to any permitted late check outs.

RENTAL PAYMENTS: A 50% deposit is required upon reservation payable by check or credit card. Final rental payments will be due in full (30) days prior to to occupancy. Reservations made within (30) days from occupancy will require full payment at time of booking. An \$80 cleaning fee will be applied to all reservations and is due and payable at check-in. Tax on the island is 11.5%.

RESERVATION CHANGES: Should you request a reservation to shorten or change your rental dates, a \$25.00 processing fee will be applied.

CANCELLATIONS: Cancellations must be made 60 days prior to check in. A cancellation fee of \$100 will apply to all cancellations. Any cancellation made within 60 days of check in will forfeit all deposit monies. If the unit is re-booked, rental deposit will be refunded less the cancellation fee once the re-booking has checked in. Unfortunately, we do not issue refunds due to weather related issues that are beyond our control unless a mandatory evacuation of the island is issued. If a mandatory evacuation is issued, we will be happy to rebook the same amount of days in the same unit within 1 year. We do recommend that you purchase your own Travel Insurance to cover any cancellation charges.

PETS: Pets are not permitted at Queen's Gate North vacation rentals. We are however, pet friendly at Queens Gate Resort. If you are not able to travel without your pet, please consider a reservation at Queen's Gate Resort in Bradenton Beach.

SMOKING: Smoking is not permitted inside any rental unit. You are welcome to smoke outside in designated areas. If smoking is detected inside the unit, a \$500 non-refundable cleaning fee will be applied to your credit card.

ITEMS LEFT IN UNIT: Queens Gate North vacations rentals is not responsible for any personal items left in the unit. If you have left items in the unit and you need us to mail the items to you, you are responsible for the mailing/shipping charges and a \$25.00 processing fee.

NOISE: All of our island communities have noise ordinances requiring guests in residences to keep noise to a minimum, specifically before 7 a.m. and after 10 p.m. and especially outdoors or in the pool area. If you are deemed in violation of any ordinances – AND/OR neighbor complaints, management and/or law enforcement officials may be summoned to the property. If this occurs automatic eviction will take place and no refund granted with any applicable fines. PLEASE BE A GOOD NEIGHBOR.

AMENITIES/INVENTORY: We are happy to provide many amenities that we are sure will enhance the quality of your stay. Basic amenities include central air, TV's, Cable, linens both bed and bath, and fully equipped kitchens. All cleaning and laundry supplies will be provided in each unit for guest use during the stay. A one- time supply of bath soap, shampoo, conditioner and lotion will be supplied. Coffee will be supplied only for the 1st morning of your stay. After first use, coffee and other one- time supplies will be the responsibility of the guest for the duration of the stay. Beach chairs will be provided on site for guest use. Please do not leave any items on the beach. An inventory of all supplies and all equipment will be maintained in each unit. A \$500 hold will be placed on your credit card to be used in case of any missing items or damage. This hold will be fully released if everything is satisfactory upon check out inspection. This inventory will be checked upon check in and check out. Should any mechanical failures occur during your stay we will do our best to rectify the problem promptly and efficiently. We do not guarantee any refunds for any inoperable equipment.

POOL/BARBEQUE AREA: One gas grill is provided for guest use. We ask that use caution when operating the grill and make sure that it is turned off after use and cleaned for the next use. There are posted regulations for pool use and hours. Violations of these regulations will result in immediate eviction with no refund granted. We maintain our heated pool at 83 degrees during colder weather months. Requests for more or less heat will not be considered as the management will not have the authority to do so. Inclement weather can fluctuate pool temperature. No discounts or refunds will be applied due to pool temperature fluctuations.

HIGH SPEED INTERNET: We are happy to provide free high speed wireless internet to all our of guests. On Anna Maria Island there are times that this amenity may not be available. We will do our best to assist with connection when necessary. Refunds for this free amenity not operable will not be granted.

GUESTS, PARTIES, FAMILY REUNIONS, AND GATHERINGS: Six (6) guests are permitted in each_2 bedroom unit determined by number of beds. This is strictly adhered to in the City of Holmes Beach by ordinance and fire code. We do not authorize any additional guests for overnight stays if capacity has been met. Large gatherings, and/or visitors are not permitted unless PRIOR arrangements have been made with our office management.

DRIVING DIRECTIONS: From the South (Naples)

Take I 75 North to State Route 64 (Manatee Ave) Exit West to Beaches -Stay on 64 West to Gulf Drive – Turn right

Turn Right at next Stop light – Marina Drive which turns into Palm Drive -Turn Left on White Avenue

Turn Left on Neptune Lane – 117 Neptune Lane, Holmes Beach Florida 34217

From the North (Tampa)

Take I 75 South to State Route 64 (Manatee Ave) Exit West to Beaches - Stay on 64 West to Gulf Drive – Turn right

Turn Right at next Stop light – Marina Drive which turns into Palm Drive - Turn Left on White Avenue

Turn Left on Neptune Lane – 117 Neptune Lane, Holmes Beach Florida 34217

LIABILITY: BY SIGNING THIS AGREEMENT, YOU AGREE TO HOLD THE OWNER, MANAGEMENT , AND ANY OTHER DESIGNATED PERSON AFFILIATED WITH QUEENS GATE NORTH AND OR UADA CORPORATION HARMLESS FROM ALL LIABILITIES AND ALL COSTS OF DEFENSE, INCLUDING ATTORNEY’S FEES, ARISING OUT OF YOUR USE OR POSSESSION OF THE PROPERTY, AND ALL CLAIMS DAMAGES AND LIABILITY INCURRED BY YOUR GUESTS, FAMILY, OR FRIENDS. YOU KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING OUT OF, UNDER, OR IN CONNECTION WITH THIS AGREEMENT. TO BETTER SAFEGUARD OWNERS, GUESTS AND MANAGEMENT, THE AFTOREMENTIONED POLICIES MAY BE SUBJECT TO CHANGE AT ANY TIME AT THE DISCRETION OF THE CORPORATION OR ITS ASSIGNEES.

GENERAL MANAGER/UADA CORPORATION

GUEST – QUEENS GATE NORTH