

**ISLAND REAL ESTATE**

of Anna Maria Island, Inc.

6101 Marina Drive, Holmes Beach, FL 34217  
419 Pine Avenue, Anna Maria, FL 34216  
941-778-6066 • Toll Free 877-778-6066 • Fax 941-778-6306  
www.IslandReal.com

IMPORTANT: Please fill out the information below, sign and email this page back to Island Real Estate at [myvacation@islandreal.com](mailto:myvacation@islandreal.com).

\_\_\_\_\_ How many people (include children and infants) will be staying at any time?

\_\_\_\_\_ All rental properties have limited parking available. How many vehicles?  
Island Real Estate must approve in ADVANCE any RV, Trailer, or Boat.

\_\_\_\_\_ All rental properties have limited day guest allowances. What is the  
maximum number of day guests you will have at the property at any one  
time?

\_\_\_\_\_ Not all properties allow pets. How many pets are you bringing?  
Sorry, bringing an unauthorized pet is strictly prohibited.

I have read and agree to all the terms and conditions for my reservation.

Date \_\_\_\_\_ Signature \_\_\_\_\_

Faith Chrimes
---------------

CONF. #	SP172364
Arrival Date:	8/17/2016
Departure Date	8/31/2016

Unit Address	231 Oak Avenue Anna Maria, FL 34216
Unit Telephone	941-251-3888
# of guests	4

Pool	Yes, heated & spa
Internet Access	Wireless
Network Name	ruffolo wireless 5G
Password	8135459490
Pet Friendly	Yes, dogs under 50lb
Parking Spots	Driveway - Three
Key #	M/709

### **Access Method:**

#### **\* 6101 Marina Dr. \***

For "Marina Drive" please pick up your keys at 6101 Marina Drive, Holmes Beach 34217

For "Pine Avenue" please pick up your keys at 419 Pine Avenue, Anna Maria 34216

## **TERMS AND CONDITIONS:**

Guest agrees to charges and acknowledges having read and understands the management policy on the following pages of this document. **Payment of reservation deposit is considered acceptance of all terms regardless of signature status of contract.** Guest is responsible for adhering to the rental terms and dates. Any error on Guest's part is not the responsibility of the agent. Sub-leasing of your vacation rental is strictly prohibited.

Guest acknowledges receipt of at least two (2) sets of keys and any other entry items such as garage door openers, pool passes, etc. as indicated on the front of this confirmation. ALL said items are to be returned to the same location of retrieval. Any missing or lost items shall be charged directly to the guest. Island Real Estate will make a courtesy call to discuss any charges beyond those agreed to on your reservation. Please ensure all doors and windows are closed as well as locked upon departure. Guest maintains liability for non-secure windows, doors, etc for 24 hrs after departure. If police are called due to noise disturbances during your stay, guest will be responsible for any fines levied for the disturbance. Please no open flames inside the property.

## **Tax:**

Florida law provides that Florida Sales Tax and Manatee County Resort Tax must be collected on all rentals of six months or less. Agent must collect correct tax amount due as of day of ARRIVAL.

## **Travel Protection:**

Travel Protection is available through Island Real Estate. This is the only way to protect your vacation as refunds will not be made due to inclement weather, failure to show up or early departure for any reason. For details on Island Real Estate's Travel Insurance program visit [IslandReal.com/bre](http://IslandReal.com/bre) and click the Travel Insurance info in the middle of the page.

## **Tub, Barbeque, Deck, or Pool:**

The guest hereby acknowledges that surrounding areas due to added amenities may provide additional dangers if guests are not careful. With full knowledge of the above facts, the undersigned accepts and assumes all risks involved in or around all amenities provided. If the pool is heated there may be an additional charge at the time of your reservation. Electric pool heaters will be locked and you can expect the pool heat to be maintained between 79 and 80 degrees F (26 C). Solar pool heaters provide more variable temperatures and typically range from 65 to 82 degrees F (18-26 C). NOTE: When the ambient temperature falls below 60 degrees F for more than 5 hours, the pool heater may not function and even switch off. Pool heaters operate ONLY when the pool pump is running. Residential pools typically run 6-8 hours per day only. Pools will be cleaned once per week and pool cleaning schedules vary. Non-scheduled pool cleaning costs will be the responsibility of the guest.

## **If You Must Cancel:**

Payment of reservation deposit is considered to be acceptance of cancellation terms regardless of the signature status of the reservation confirmation. A written notice of cancellation is acceptable to refund paid monies (less a \$140 cancellation fee) if received a minimum of 90 days prior to arrival date. Notices received less than 90 days of arrival will result in forfeiture of all paid monies. As mentioned above, Island Real Estate's travel protection is the ONLY way to protect your vacation deposit if you must cancel for any reason 90 days prior to arrival. No refunds will be given due to inclement weather or any other natural weather forces, failure to arrive or early departure for any reason.

## **Radon Disclosure:**

Pursuant to §404.056(5), Florida Statutes, Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over

time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your public health unit.

### **Arrival:**

Keys are picked up at the designated location provided on this confirmation. Some of our properties do allow our guests to bypass picking up keys and travel directly to the vacation property. Your access method can be found on the confirmation sent to you via email and please consult your confirmation. Check-in time is at 4:30 PM Monday through Saturday and 4PM on Sunday. Late arrivals that are not remote entry may pick up keys in our outside key box. Some properties do require specific arrival and departure days, especially in high season. Web reservations are most susceptible to a change in dates however if the guest cannot accommodate the change, no funds will be lost due to the cancellation.

### **Security Deposit for bringing your pet:**

If you have selected a pet friendly property AND you are bringing your pet, there is an additional \$150 per pet non-refundable fee required.

### **Security Deposit OR Damage Deposit Waiver:**

**DAMAGE DEPOSIT WAIVER:** In lieu of collecting a check or cash in the amount of \$500-\$1500 for a security/damage deposit, we do provide the option of a Damage Deposit Waiver (DDW). 100% of the DDW is retained by IRE and does not guard the guest from damage made to the rental property. The DDW only waives the guest from making a traditional security deposit 60 days prior to arrival. The guest maintains liability for but not limited, to lost keys, lost remote controls, excessive cleaning, smoking damage, pet damage, and any damage to the interior or exterior of the property.

**TRADITIONAL SECURITY DEPOSIT:** IRE will collect a pre-determined security deposit amount ranging from \$500 - \$1500. Once inspection is complete and the property is in satisfactory condition, IRE will return your security deposit in full.

**Please note:** If damage is found an IRE representative will call with details.

IRE reserves the right to use your credit card or electronic funds information to fund any unpaid fees, fines or damages to the property. Any checks submitted regardless of date will be processed the day of receipt and any bank fees incurred will be the responsibility of the guest.

**PLEASE NOTE:** fines to guests due to strict Anna Maria Island noise ordinance laws can be significant and will be billed to unlawful guests confirmed by local police. Fines can exceed \$500 per confirmed violation. Please be sure to abide by our strict no noise ordinance after 10:00 PM EST.

### **Failure of Equipment/Conditions:**

In the rare event of failure of equipment to work, please notify us first so repairs can be made. Guest however expressly waives and relinquishes any rights or claims against owner or Island Real Estate for any damage that may result to guest from lack of maintenance, cleanliness, repair, defect including owners or Island Real Estate for ordinary negligence.

### **Eviction Issues:**

Please remember we must adhere to the **No Smoking, Pet, City Noise, Parking ordinances** and **Over Occupancy Rules** which you have agreed to. Smoking in the unit, having an unauthorized pet, parking, noise violations, and more than four separate families residing in our rental property or more people in the property than what is noted on the electronic confirmation WILL result in immediate eviction with no refund. Please note, the reserving party must be 25 years of age or older and must occupy the rental for the entire duration of the reservation period.

### **Disclaimer:**

1. Island Real Estate reserves the right to relocate a tenant to an alternate property of similar quality for whatever reason. If guest disagrees with the relocation IRE will cancel reservation and will reimburse all applicable funds paid for said rental. 2. Island Real Estate at times may record telephone calls for training and

quality assurance purposes. 3. Island Real Estate takes zero responsibility for stolen personal items in the rare case of theft or vandalism.

**If property is listed “For Sale”:**

Guest agrees to allow showings with 24 hour notice. Guest understands a property may go up for sale at any time and will require making the property available for showings regardless of the status at the time of your reservation.

**Legal:**

Guest agrees that any action arising out of, or relating to, this agreement shall be governed by Florida law and jurisdiction for any judicial proceeding concerning, or arising from this agreement, shall exclusively lie in Manatee County, Florida. Further, should any dispute, judicial or otherwise, arise concerning this agreement, the prevailing party shall be entitled to its attorney’s fees and costs. Prevailing party shall be determined by the presiding judge. The parties waive their right to a jury trial.

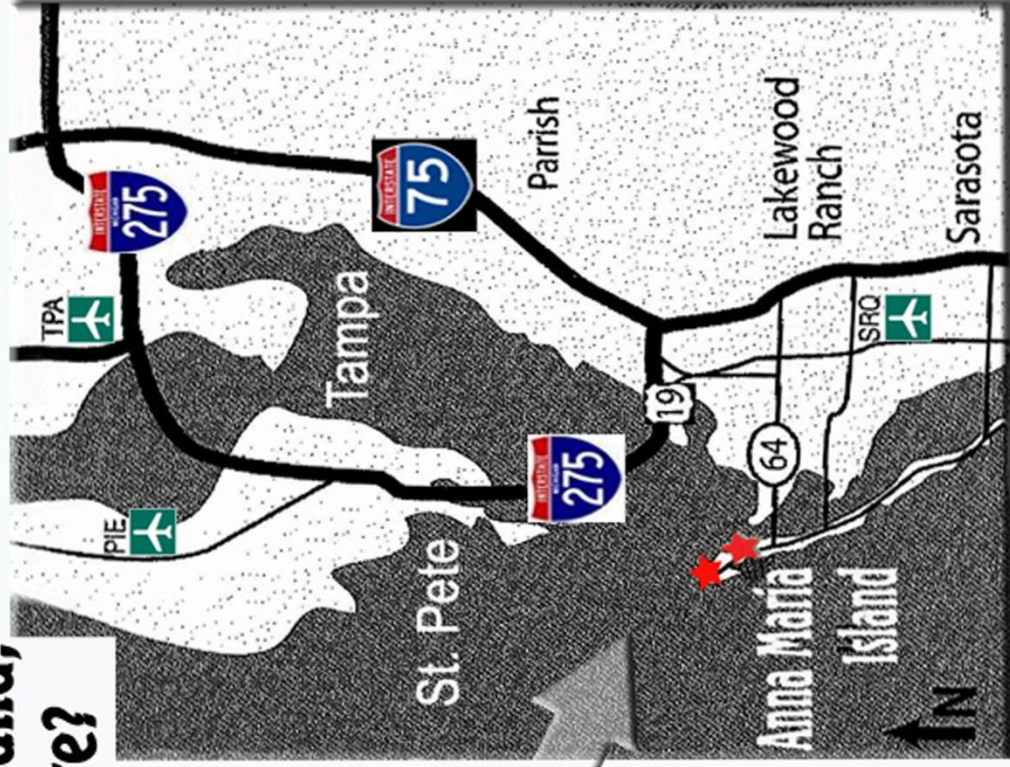
Waiver of Liability and Damages: Guest, inclusive of minors who are family members of Guest, willingly accepts all risk of personal injury, death, and property damage which results from using and occupying the subject premises. Guest specifically waives all possible claims for liability and damages against the Owner(s) of the subject premises and against Island Real Estate, arising from the Guest’s use of the subject premises. As to invitees of Guest, it agrees to indemnify and hold the Owner and Island Real Estate harmless from any claims made by the Guest’s invitees, arising from their use of the subject premises. In addition, Guest will take full fiscal responsibility if invitee does not indemnify and hold Island Real Estate and Owner(s) harmless.

**Check in Time is 4:30 PM on day of arrival.  
Check out time is prior to 10 AM on day of departure.**

**Not for sale**

**Chrimes, Faith**

# Where is Anna Maria Island, and how do I get there?



## FROM TAMPA AIRPORT:

Take I-275 South toward St. Petersburg, traveling across the Sunshine Skyway Bridge to I-75. Take I-75 South to exit 220 for SR64/Manatee Ave. Continue West 17 miles to Anna Maria Island.

## FROM SARASOTA/BRADENTON AIRPORT:

Take US41 North toward Bradenton. Turn left on RT684/Cortez Rd., travel West approx. 13 miles to Anna Maria Island.

## FROM ORLANDO:

Travel West on I-4 toward Tampa. Take I-75 South to exit 220 for SR64/Manatee Ave. Continue West 17 miles to Anna Maria Island.

**Now 2 Locations On The Island**



**ISLAND REAL ESTATE**  
OF ANNA MARIA ISLAND, INC.  
6101 Marina Dr, Holmes Beach, FL 34217  
419 Pine Avenue, Anna Maria, FL 34216  
941-778-6066 • 877-778-6066  
[www.islandreal.com](http://www.islandreal.com)



# ANNA MARIA ISLAND STREET MAP



**ISLAND  
REAL ESTATE**  
OF ANNA MARIA ISLAND, INC.  
2 Locations On The Island

6101 Marina Drive  
Holmes Beach FL 34217

419 Pine Avenue  
Anna Maria FL, 34216

Local 941-778-6066

Toll Free 877-778-6066

[www.IslandReal.com](http://www.IslandReal.com)

email: [MyVacation@IslandReal.com](mailto:MyVacation@IslandReal.com)



Property Of Island Real Estate Not To Be Duplicated