

# GUEST REGISTRATION FORM

Home Insurance Fee

Must be completed and returned prior to your arrival  
Florida state law chapter 509.101 REQUIRES you to REGISTER

Booking Reference:

Guest Name:

Home Address:

Date of Arrival:

Home Phone:

Mobile Phone:

For \$35 per week or part-week you will be covered for any accidental damage to a condo/townhouse, home, pool and pool area up to \$1000.

You are required to complete the form and prepay the fee prior to your departure.  
**Credit/Debit card information is required to cover accidental damage charges in excess of \$1000, or charges made as a result of intentional damage or gross negligence.**

The homes inventory is checked prior to your arrival therefore any accidental damages must be reported to Ocean Florida Welcome Centre prior to your departure or Property Protection Fee coverage is voided.

Please contact our Accounts team to provide your payment details on telephone number: 0203 814 2198, select option 4 and return your signed form to the following address:

Florida Guest Registration Department  
Ocean Holidays Ltd  
North House  
St Edwards Way  
ROMFORD  
RM1 3AE  
Email: [Operations@ocean-holidays.co.uk](mailto:Operations@ocean-holidays.co.uk)

## RENTAL TERMS & CONDITIONS - EFFECTIVE NOVEMBER 1, 2015

THIS IS A VACATION RENTAL AGREEMENT ("AGREEMENT"). THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW. YOUR SIGNATURE ON THIS AGREEMENT, PAYMENT OF MONEY, OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THIS AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THIS AGREEMENT, AND YOUR INTENT TO USE THE PROPERTY FOR A VACATION RENTAL. OCEAN HOLIDAYS, LLC, ON ITS OWN BEHALF, OR ON BEHALF OF THE OWNER OF THE PROPERTY, RENTS THE SUBJECT PROPERTY TO THE GUEST, WHO MUST BE 25 YEARS OF AGE OR OLDER, SUBJECT TO THE PROVISIONS OF THIS AGREEMENT.

(1) TRANSFER OF PROPERTY. If the owner transfers the property that has been reserved by the Guest, Ocean Holidays/ LLC will transfer the reservation to a property of equal or better standards, and notify the Guest of same.

(2) RETURNED CHECK FEE: The Guest agrees to pay a \$50.00 processing fee for any check of the Guest which is returned by a financial institution due to insufficient funds or because the Guest did not have an account at the financial institution.

(3) FINAL BALANCE. Full payment of balance is due and nonrefundable fourteen (14) days in advance of arrival for weekly rentals and thirty (30) days in advance of arrival for monthly rentals. All unpaid balances shall be charged to the Guest's credit card.

(4) DAMAGE CHARGES. You agree that your credit card information will be kept on file during the term of your stay and thereafter for use as a "security/damage deposit" to insure compliance with the terms of this Agreement. If, after inspection, it is determined that the condition of the property is beyond normal wear and tear, contents are missing from the property, or the property requires excessive cleaning, then the Guest agrees to accept all liability, and understands that these costs will be charged to the Guest's credit card, to include an applicable administrative fee. Amounts may also be charged to cover unnecessary service calls, unreturned keys, or remotes. Please report any problems or damage to the property the day of check-in. If not reported, we must assume that the damages occurred during your occupancy. Ocean Holidays, LLC's determination of damages and the charges therefore shall be conclusive.

(5) CHECK-OUT. By 10:00 a.m., all keys, pool passes, parking passes, remotes, etc., are to be returned to our office, and you are to have vacated the property. If check-out has not occurred by 10:00 a.m., you will incur a charge equal to one day's rental, and this will be charged to your credit card on file.

(6) CLEANING. Cleaning discrepancies must be reported to our office within 24 hours of check-in. If you have not called within that time frame, we will presume that you found the property in acceptable condition. We ask that our Guests load any dirty dishes into the dishwasher. Garbage must be placed at the end of the driveway the evening prior to collection. If you leave an excessive amount of garbage on the property, you will be charged a fee for its removal.

(7) GUEST DUTIES. Guest agrees to comply with all obligations imposed on Guest with respect to maintenance of the property, including but not limited to keeping the property clean and safe, and cause no unsafe or unsanitary conditions on or about the property. Guest shall notify Ocean Holidays, LLC of any needed repairs to the property. Guest agrees not to use the Property for any activity that violates any law or governmental regulation, or constitutes a public nuisance. Guest's breach of any duty contained in this paragraph shall be considered material, and shall result in the termination of Guest's tenancy. If state or local authorities order a mandatory evacuation of an area that includes the property, Guest shall comply with the order. While the air-conditioning or heating unit is in operation, all doors and windows shall remain closed. If the air-conditioning unit is set below 70°F, and this causes damage to the unit, Guest will incur all costs incurred for the repair or replacement of the unit. (8) EXPEDITED EVICTION. If the tenancy created hereunder is for thirty days or less, expedited eviction procedures will apply. Guest may be evicted under such procedures if Guest: (i) holds over in possession after Guest's tenancy has expired; (ii) commits a material breach of any provision of this Agreement; (iii) fails to pay rent as required by this Agreement; or (iv) has obtained possession of the property by fraud or misrepresentation.

(9) INDEMNIFICATION AND HOLD HARMLESS; RIGHT OF ENTRY; ASSIGNMENT. Guest agrees to indemnify and hold harmless Ocean Holidays, LLC and the owner from and against any liability for personal injury or property damage sustained by any person (including Guest's guests) as a result of any cause, unless caused by the negligent or willful act of Ocean Holidays, LLC or the owner. Guest agrees that Ocean Holidays, LLC representatives may enter the property during reasonable hours to inspect the property, to make such repairs, alterations, or improvements as Ocean Holidays, LLC may deem appropriate. Guest shall not assign this Agreement or sublet the property in whole or part without written permission of Ocean Holidays, LLC.

(10) PETS. If it is determined that Guest had a pet in the property at any time during Guest's term of occupancy, Guest's tenancy shall be terminated, and a mandatory additional cleaning charge of \$500 will be charged to Guest's credit card on file.

(11) SMOKING CLEANING FEE. No smoking is permitted on the property. Guest will be charged a \$500 additional cleaning fee to Guest's credit card, in the event of any smoking in on the property.

(12) REPAIRS AND SERVICE CALLS. Ocean Holidays, LLC cannot guarantee against breakdown of air conditioning or other appliances. Please report any non-operational equipment to our office promptly. We will make every effort to have repairs done quickly and efficiently. Should a repairman make a call to a property and find that the equipment is in working order or the problem was due to Guest oversight or neglect (i.e. flushing anything other than toilet paper in the toilets), all charges for the service will be charged to the Guest's credit card on file. No rental refunds will be made due to failure of air conditioning, other appliances or items beyond our control.

(13) LOCK BOX AND KEYS. Guest must leave the keys in the Lock Box at all times. If Guest is locked out of the property, the Guest fails to leave the keys in the Lock Box at the time of departure, or our maintenance personnel are unable to access the property, there will be a minimum \$75.00 service fee which be charged to the Guest's credit card.

(14) PROPERTY PROTECTION FEE. As a part of your stay, you are required to pay a property protection fee designed to cover unintentional damages to the property which occur during your stay, provided they are disclosed to Ocean Holidays, LLC prior to check-out. The fee will cover the first \$1,000.00 of damages. Any damages that exceed \$1,000.00 or are not covered by the fee, and will be charged to the credit card on file. The fee must be paid at the time of check-in by credit card. The fee will be \$35.00 per week or partial week. Damages which are not covered by the property protection fee are as follows: (1) excessive garbage left on the property, (2) mandatory pet cleaning charges or damage caused by pets, (3) lock box and lost key related charges, (4) deliberate damage or gross negligence as determined by Ocean Holidays, LLC, (5) smoking cleaning fee or damage due to smoking, (6) damage to air-conditioning unit caused by setting the unit below 70°F, (7) clogged toilets requiring use of maintenance personnel or plumber, (8) late check-out fees.

(15) LOST OR STOLEN ITEMS. Ocean Holidays, LLC is not responsible for articles lost, stolen, or left behind in on the property. Please inspect the property carefully prior to departure.

(16) DISPUTES. In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to the recovery of reasonable attorney's fees and court costs at the trial and appellate levels. Exclusive venue shall be in the state courts in and for Orange County, Florida.

Date:

Guest Signature: