

Rules for Estero Beach and Tennis Club

7360 Estero Boulevard, Ft Myers Beach, Florida, **Unit # 1005C**

These rules are part of the Rental Agreement

1. Check-in time is after 3 PM and check-out is 10 AM. **No early check-ins or late departures** are permitted because of housekeeping time requirements. The agreement does not create a tenancy or residence. You must depart at the appropriate time.
2. Pets are not permitted. If you arrive with pets the condo manager will ask you to leave, and you will forfeit your rental fee and security deposit.
3. Smoking is not allowed in the condo or on the balcony.
4. Do not fry fish or other foods that could spatter oil onto the wall next to the stove.
5. You must register your car as soon as possible after your arrival outside the office at Building B, and display the parking permit on your dashboard so it can be seen through the windshield.
6. We do not rent to students or singles under 25 years of age unless accompanied by a parent or adult legal guardian.
7. When you depart leave the pool security cards in the condo on the kitchen table. If you lose a security card, there is a \$50 replacement fee charged to you.
8. Boats, trailers and campers are not permitted to park in the parking lot.
9. If repairs are needed, contact **Jim or Judy Luger at (952) 933-1905, or 612-743-4811** (not the condo manager).
10. **Security and Damage Deposit.** The deposit does not apply toward rental payment. Costs for damages in excess of the security deposit will be charged to your credit card. Your deposit will be refunded within fourteen (14) days after departure, less any deductions for the following:
 - a. Any excess cleaning or repairs to damage beyond normal wear and tear.
 - b. Locksmith charges due to lockouts or non-return of keys.
 - c. Missing linens, kitchen items or other property.
 - d. Extra charges by housekeepers for late departure.
11. **Cancellation.** A sixty (60) day cancellation notice is required to receive a full refund for rental periods of less than 30 days. Cancellation notices of less time are subject to forfeiture of advance payments and deposits, unless the property can be re-rented. A departure earlier than scheduled does not warrant a refund of rent.
12. **Longer-Term Rental Cancellation.** For rental periods of 30 days or more, cancellations must be 120 days prior to scheduled arrival. Requests to shorten the rental period must be 60 days prior to the scheduled rental period.
13. The condo will be clean when you arrive, and will be cleaned at our expense after you depart. Daily housekeeping service is not included, but may be purchased.
14. Reservations made under false pretense will be subject to forfeiture of advance deposits and payments.