

1. Cancellation and refunds: The renter may cancel the rental contract at any time, as long as the cancellation is sent to us in writing. The following deadlines and cost apply to cancellations by the renter for reservations made and paid for ONLINE on VRBO:

- Cancellation of more than 65 days prior to arrival: 100% refund
- Cancellation of 65 days or less prior to arrival: refund of security deposit only

Shall it be necessary for Home Search Pro, LLC to cancel the reservation for any reason; we will offer the renter a comparable or upgraded vacation home as an alternative. The renter has then the choice to accept the alternative vacation home at the same rate or cancel the reservation for a full refund.

After your arrival: should the vacation home become unsuitable for occupancy either temporary or permanently, Home Search Pro, LLC will attempt to offer a comparable or upgraded alternate vacation home. If the renter decides against the alternatively offered vacation home, Home Search Pro, LLC will refund an amount equal to the prorated amount of unused vacation rental days. Any further refund is considered solely on the discretion of HSP. . No refunds will be made for cancellations by the renter, beyond those considered under the present clause. Also no refunds will be made for early departures, whatever the motive. This includes but is not limited to tornadoes, acts-of-God, epidemics, pandemics, sanitary or medical urgencies or any other reasons. Guests are encouraged to purchase travel insurance from a reliable insurance company to protect themselves from possible unpredictable causes that may prevent them from traveling or staying in the property.

2. Any services (pool heat, additional days or other) requested after confirmation and payment of your booking online shall be paid directly to HSP. Payment can be made in cash (at no extra charge), personal check (no extra charge), cashier's check (no extra charge), money order (no extra charge), direct deposit (no extra charge), wire transfer. We accept payments by Visa, MasterCard and Discover (a processing fee of 2.25% applies for cards issued in the US, 3.5% for all other countries).

3. Keys/Late arrival: You can go directly to the unit. You will find the key in a lockbox at the front of the door (lockbox code to access key will be provide with final payment confirmation). If you expect to arrive after business hours, please notify us.

4. Maximum occupancy: Your unit can be occupied by no more than the maximum number of persons indicated on this confirmation. Occupancy is defined as any overnight stay. In the event occupancy is exceeded, guest agrees to let the owner, owner's agent or Home Search Pro, LLC remove them from the unit and retain all monies whether earned or unearned.

The condominium or house may not be sublet without the written consent of Home Search Pro, LLC.

5. Check-in & Check-out procedure: Upon arrival at your vacation home you may directly go to the home and enter with the provided lockbox code (provided with the full payment). Inside the house you will find a welcome letter, as well as a information guide, please familiarize yourself with the documents upon arrival. Feel free to give us a call during our normal business hours (Mon thru Fri 9:00am to 5:00pm), or for emergency you can reach us at the phone number provided on the welcome letter.

6. Property condition/protocol & damage: When you arrive, please check the vacation rental for cleanliness and damage. Notify us promptly of any problems or damage.
Note: At your arrival, please check BBQ grill for cleanliness, please contact us immediately if the BBQ grill is not clean. Home Search Pro, LLC charges a \$50 cleaning fee for BBQ grills, which are found to be dirty at check-out. Propane tank replacements are limited to one tank per stay. Extra tanks are available for replacement at \$25 each. Your departure cleaning fee includes dirty wash loads which are limited to two. Extra loads will be charged at \$25 each and retained from your security deposit. It is strictly forbidden to move furniture, linens, decorative items or garage contents around, or to change lockbox or garage access code numbers as we may need to have access to the property in an emergency. A flat fee of \$100 will be charged if any modification as mentioned above is noticed after your departure.

7. Students and groups are not permitted: Students unaccompanied by a parent will not be permitted to register. Any reservations obtained under false pretense will be forfeiture of all monies prepaid and the party will not be permitted to occupy any unit in the Home Search Pro, LLC program.

8. Unit furnishings: All homes and condominium units are individually owned and decorated according to the owners taste. Our accommodations are complete with fully equipped kitchen and linen. Beach towels and beach chairs are not always provided.

- 9. Maintenance during your stay:** In the event of equipment malfunction within the unit, Home Search Pro, LLC will expedite repairs as quickly as possible. From time to time, it may be necessary to close swimming pools and other amenities for maintenance purposes. Any maintenance items should be reported to Home Search Pro, LLC as soon as possible. No rent adjustments can be made for circumstances beyond our control or for malfunction or loss of equipment or amenities. There is a lawn service mowing every 1-2 weeks depending the season.
- 10. Entry of premises:** Any authorized employee or repair person may enter the premises during customary business hours for any purpose related to the repair, improvement, care and management of the premises.
- 11. Telephone usage:** Most properties are equipped with a telephone for your convenience. There is no charge for local calls. Outgoing long-distance calls must be charged to a credit card or calling card, billed to your home number or collect.
- 12. Pest Control:** Units are treated for pest control by contracted pest control companies. Home Search Pro, LLC will use its best efforts to address pest control concerns, but is not responsible for rebates due to the presence of pests, or in the event of untimely service by pest control companies.
- 13. Smoking:** Due to potential allergic reactions of future tenants, smoking is prohibited inside the units. Please identify your smoking or non-smoking preference for your vacation enjoyment. Violators of no smoking rules for units will be assessed additional cleaning expenses to return the unit to a non-allergic status. Ashes found inside a unit will be considered as a violation of the no-smoking policy. Damages due to smoking are not covered by the property protection fee.
- 14. Pets:** Pets are only allowed in some of the properties and only when Home Search Pro, LLC grants permission. If a pet is found to be on the premises without authorization, it could result in eviction and forfeiture of all monies prepaid.
- 15. Units for sale:** In the event that the property, which you are renting, is listed for sale, we may need to coordinate the showing of the property during your stay. We will make every attempt to schedule the showing at a convenient time to lessen any disturbance of your vacation.

16. Parking restrictions: Parking areas at individual sites are for automobiles only. Motor homes, boat trailers, etc. are not permitted.

17. Pools –only for community pools-: Home Search Pro, LLC is not responsible for pool and spa closures at common pools (condominiums only), and no credit and/or discount can be granted for circumstances beyond Home Search Pro, LLC control.

For all single family homes the pool service has access to the pool area through the screen doors in the pool cage. Please leave these doors always unlocked, the pool is serviced once a week.

- 18. Miscellaneous charges:** A charge of \$25 for each key and a charge of \$150 for the garage door opener will be withheld from your deposit, if not returned to Home Search Pro, LLC upon your departure.
- 19. Lock out charges:** A charge of \$50 will be assessed for key delivery in the event of lock out.
- 20. Late checkout:** There will be a charge of one extra day for anyone checking out after 10:00am, and of \$50 for anyone checking in before 4 pm unless later check-out or early check-in have been approved in writing by Home Search Pro, LLC.
- 21. Lost items:** Home Search Pro, LLC is not responsible at any time for any items left in any unit. If they are found by inspectors and/or cleaners, returns will be held at our office for 14 days or returned at cost plus a handling fee.
- 22. Hurricane policy:** If you are traveling between May and November, please note that this is hurricane season. We encourage you to purchase trip insurance to protect your vacation investments since Home Search Pro, LLC will not give any refunds for vacations interrupted by hurricanes, including mandatory/voluntary evacuations.
- 23. Liability:** The property owner have stated in this agreement that they cannot accept any liability whatsoever for any injury sustained by guests or any other visitors to the home or swimming pool or for any loss for damage, howsoever caused, to any property brought on the premises. However we are not always able to control all the components of the facility beyond our control and which we cannot accept liability. Florida is a tropical country with wild life; Landlord and Property Manager are not liable for any result of wild life injuries.

**524 South Creek Dr
Osprey FL 34229
Office: 941-475-3838**

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Bank account information

Wells Fargo
5701 Bee Ridge Rd
Sarasota, FL 34233 Phone: (941) 961-1160

Please note to add \$10.00 receiving bank fee if your wire

funds. ABA/Routing#: 121000248

Home Search Pro, LLC Account: 6568199969