

- Renters: Blue Sky Villas rents to families, married couples, and individuals. We do not rent to anyone under 25 years of age, high school and college students or groups. Renters making reservations must use the property during the entire period of the reservation. Also, renters agree to limit number of people to the maximum stated occupancy level for the property.

Check-in: Check-in is 4:00pm or later on scheduled day of arrival. Check-in information will be send around 1 week in advance of check-in date.

Checkout: Checkout is 10:00am on scheduled day of departure. Prior to checkout, renters are required to bag and take out all trash.

Smoking Policy: All properties are “No Smoking”. Renters are allowed to smoke on balconies and outside the unit. If it is determined that smoking occurred inside the property renter will be charged \$500.

Optional Travel Insurance – You have the option of protecting your vacation investment through the purchase of travel insurance. Although this insurance is optional, it is recommended. It provides protection should you be forced to cancel, interrupt, or delay your trip due to evacuation, serious illness, or a death of a family member.

Linens and Towels: Linens and towels are included in the rental fee and are to be used only within the property rented.

Internet: There is no charge to renters for this service.

Pets: Pets of any kind are not allowed on or in the property. Renter will be charged \$500 if it is determined that a pet was brought into any property.

Change in Property Rented: In rare situations, we may be forced to move a renter to a comparable property. Renters will be notified at the earliest date that the property reserved will not be available and given options to change to another property. If unacceptable to the renter, they will be refunded rental fees paid or given an opportunity to change rental dates.

Taxes and Fees: Included are accommodation taxes on rental fees as mandated by Osceola, Polk, or Orange County, State of Florida and fees for processing / accidental damages totaling \$750 or less, if reported immediately. Damages incurred does not release the renter from 1), intentional, willful, reckless, or malicious acts, smoking inside condos, 2) theft, 3) gross negligence, 4) intentional misuse of any device, appliance, AC system, furniture and furnishings in the unit, and 5), damage caused by renters and guests while under the influence of alcohol and/or drugs. In event tax rates change, renter will be charged at the new tax rates.

A rental deposit of 20% of total balance is required to confirm your dates and secure your accommodation. The reservation is not confirmed until your deposit is received

Cancellations: If a renter cancels 45 days or more prior to arrival there will be a loss of rental deposit. If a renter cancels within 45 days of arrival there will be no refund to the renter. *Travel insurance is highly recommended as it provides protection should you be forced to cancel, interrupt or delay your trip due to evacuation, serious illness or a death of a family member.

The balance is due 45 days prior to arrival.

All bookings are subject to a Property Protection Fee at the following premiums:

All Condos (3 bedrooms and under) = \$50

3-4 bedroom homes = \$55

5 bedroom homes = \$70

6 bedroom homes = \$95

7-8 bedroom homes = \$115

9-12 bedroom homes = \$175

The Property Protection Fee is a damage waiver that will cover accidental or inadvertent damages. The value of damage waived for accidental or inadvertent damages is \$750. Please be advised that intentional damage or gross negligence will result in additional costs. The damage must be reported by the guest prior to their check out.

Late Payments: Blue Sky Villas has the right to cancel renter reservations if rental fees are not paid by the due date as shown on the rental agreement.

Method of Payments: Method of payments to include credit card, official bank checks and Money Orders. A fee of \$30 will be charged to renter for bounced checks from banks. All payments to be made to Blue Sky Villas, 8297 Champions Gate Blvd #375 Davenport Fl 33896.

Rental Agreement: Rental agreement shall not be assigned or sublet.

Rules and Regulations:

- a. Posted rules in and on the property.
- b. Do not operate appliances if not in the property to avoid possible damages.
- c. No fireworks can be stored, used on property, or directed towards the property.
- d. Keeping noise levels in and outside unit(s) rented to a reduced level after 10:00 pm, including use of TV's, stereos, washers, vacuum cleaners and clothes dryers.
- e. No glass drinking glasses or glass containers inside the fenced pool area.

Parking: Onsite parking is available to renters at no charge.

Accommodations: Renters are not allowed to move or remove furnishings. Blue Sky Villas and property owners are not responsible to replace or provide additional furnishings or appliances, which are not in property on check-in. Blue Sky Villas will make every effort to correct outages of AC systems, washer and dryers, kitchen appliances, and furnishings to working order on notice by renter.

Errors and Omissions: Blue Sky Villas is not responsible for errors and omissions. We reserve the right to correct such errors.

Limitation of Remedies: In event that Blue Sky Villas is unable to deliver property to renter because of fire, eminent domain, no utilities, property sold and not continuing on the rental program or other reasons beyond the control of Blue Sky Villas, renter agrees that Blue Sky Villas sole liability is to refund unused rental costs incurred by renter should the renter elect not to rent or forced to vacate the property. In addition, renter agrees that Blue Sky Villas, Homeowner Association, and owner are not liable for any consequential or secondary damages, loss of money, valuables and personal property of renter and guests, including but not be limited to, any expense of renter as a result of travel and cost or re-renting, etc.. Renter agrees this agreement is entered into at Osceola, Polk, and Orange County, Fl, and consents to personal jurisdiction and any proper court location therein. *this section does not apply to acts of nature which is covered by optional travel insurance.

Personal Injury: Renter agrees to release and indemnify Blue Sky Villas, Homeowners Association, and property owner from and against all liability for personal injury to the person of the renter and their guests while occupying or on the property resulting from any cause whatsoever.

Lost or Left Behind Personal Items: Blue Sky Villas is not responsible for personal belongings and items left in property during occupancy and after checkout. We will remove belongings and items if found, and mail them to renters at their expense.

Pool Services: All pools are professionally maintained by the homeowner's personal pool service or Homeowners association (a third party). Homes with pools equipped with heaters can be utilized for a fee (fee listed on individual property profile page). Pool heaters only heat when the exterior temperature is above 60-degrees. If ordered in advance, our technicians will turn the heater on prior to your arrival. If you or any of your guests turn on pool heater without payment or ordering through our office, you will be charged for the weekly heating fee in addition to a \$200 service fee.

Refuse to Rent/Eviction: Blue Sky Villas reserves the right to refuse rentals, and/or refund deposits and payments at company's discretion. Also, renter agrees to comply with terms and conditions as set forth above in Items, and failure to do so, agrees to vacate the premises immediately on request and eviction by Blue Sky Villas.

Check Out Procedures: On day of check out renter is responsible for bagging and taking trash out of house / condo. Renter will be charged \$75 if check out procedures are not followed.