

Terms and Conditions

By making a reservation you are entering into a legal rental contract with New Wave Property Management, and therefore agree to and are bound by terms and conditions:

Terms and Conditions of Rental

- This rental agreement provides our standard terms and conditions of all property rentals for Guests.
- I must notify New Wave Property Management within two (2) hours of arrival if there is any existing damage to the property or any notable conditions.
- I understand that I am responsible for the cost of any damages sustained to the property, décor or its contents during the stay; this includes the moving of items to another property, breakage or any excessive cleaning charges incurred during my stay.

Payment Terms and Conditions

- The final payment will be billed to your credit card on file unless other payment arrangements have been made.
- A security deposit, required only on certain homes, is used to cover damage, breakage, and loss to any of the home contents. The security deposit less any such charges will be refunded back to the Guest as soon as New Wave Property Management has completed its inventory and occupancy report. Refunds will be processed 7-10 business days after the Guests' check out date. Guests are liable for all damage and loss to the vacation homes during their stay.

Property Occupancy Terms

- By Florida State Law, occupancy may not exceed what is posted for each home. The maximum occupancy excludes children under the age of three years old.
- The property is provided for general vacation use only. Vacation rentals may not be used for events or group gatherings that exceed occupancy. Only Guests' whose names are on the Rental Agreement are authorized to stay in the home. Any Guest having events or group gatherings in the home or exceeding the numbers of authorized Guests will be immediately evicted without a refund.
- The guest agrees to abide by all HOA association rules, including but not limited to a

quiet time of 11 pm to 7 am, parking rules and no events policy. Note, Resort HOA are guarded and gated 24/7 to monitor resort access.

- If during the rental period, any law or ordinance is violated, or the property is used for any immoral purpose, occupancy will be immediately terminated without refund.
- The Guest making the reservation must be 25 years of age or older and must occupy the rental property for the entire term of stay booked for the reservation.
- The reservation is accepted and confirmed only for the number of Guests declared on the original inquiry and/or listed on the Rental Agreement. New Wave Property Management reserves the right to cancel the reservation if additional Guests are added without prior consent, or if a home is over-occupied.