



SHORT TERM RENTAL AGREEMENT

We are pleased to offer you rental accommodations for your visit to Orlando. Please fill and sign and initial as indicated to complete the reservation requirements.

Start date of Lease (Check-in Date):		End Date of Lease (Check-out):	
Total Rental Amount including fees and tax:		Deposit Amount (if not adjusted to rent):	
Initials of guest:			

Your understanding of the following rules and regulations will help you enjoy your stay. Please provide the following information and sign the agreement to help us comply with state and federal statutes and law. (Please initial the first and second page and sign at the bottom of the agreement in the space provided). Please initial receipt of Keys at the time of check-in. Please fax this to the fax number above. Please attach or email a copy of an ID of the person who paid for the deposit or the rent especially if it is not the guest reserving the unit and signing this agreement. All fields below are mandatory.

Please email crestwynd@earthlink.net or call (407) 557 8999 if you have any questions. Also, please review the company policies as well as terms at our website <http://www.MyOrlandoStay.com> under Policies and Terms or at the link: <http://www.myorlandostay.com/policies-terms/policies-and-terms.htm>

Guest Name		Email Address (auto-sign)		
Cell Phone		Email Address (Type in) Please fill manually		
Other Phone		Number of Guests: (Provide accurate count)	Adults	Children
Pets? Please see rules below				
Address in USA (US residents)	Street	Apt		
	City	State	Zip Code	
Permanent Residence address (if not a US Citizen or resident)				
<p>MODEL/Registration STATE and LICENSE TAG of Cars parked in the community area (Please remember that though this is a gated community, the management is not responsible for any thefts or losses related to unlawful and criminal activity and the guests park at their own risk). No Trailers or attachments of any kind to the vehicle are allowed in the community. The vehicle must be able to fit in a normal parking spot and be parked properly or it may be towed.</p>				



Fax No: (407) 374 1732
email: Crestwynd@earthlink.net

MyOrlandoStay-com.LLC

ACCOMMODATIONS: I understand that every home is privately owned and reflects the owners' individual tastes and requirements. I agree not to remove furnishings, kitchen appliances, utensils or any linen in any circumstance. I agree to pay a penalty of 125% of the replacement cost for any stolen article.

UNLAWFUL AND UNCIVIL ACTIVITIES: Everyone in my party staying in the home allotted to me promises to abide by all rules and laws, local, state or federal. I will be solely responsible for any such activity and the management does not bear any responsibility in any such incident. I understand that any disturbance caused by my party or valid complaints from my neighbors may cause me to be evicted without recourse and a forfeit of rent and deposit.

CHECK-IN: Check-in time is between 5 p.m. and 10 p.m. EST on the start date of my rental. Arrangements for early arrivals must be made before the arrival date and are subject to additional charges. Check-in after 10 PM will be at my responsibility and may be considered a no-show and forfeit of rent and deposit unless reported at time of reservation or at least 2 days before check-in. I fully understand that I may conduct a visual survey of the home within 2 hours of check-in and report any issues or requests by phone and writing (or by email preferably). After that the management will not be responsible for any damages or any other issue and absolutely no cancellation or refund would be permissible. It is understood that some issues are for reporting to management purpose only so that the home can be kept to highest standards. Also, some issues will need a turnaround time of 24 to 48 business hours to be remediated. I understand that each home is sprayed for pests and bugs but on occasions due to the tropical weather pets show up inside home and these will be remediated once reported to management.

CHECK-OUT and EARLY DEPARTURE: Check-out time is by 10:00 a.m. sharp. Arrangements for late check-outs must be made before the departure date and are subject to additional charges. I understand that location changes and reduction in length of stay or early departure refunds are not allowed.

LOST KEYS: I have received (or will receive) 1 house key or electronic passcode. There is a \$100 fee for any lost key. Initials:

DAMAGES and THEFT: I and my party agree to properly use and operate all furnishings, including electrical and gas appliances, plumbing fixtures, electronics and home entertainment, fireplaces, BBQs and all other items of whatsoever kind or nature provided to me during my stay for my convenience. If I do not understand how to operate any appliance I will ask the agent of the management for instructions on proper operation. I also agree to leave the home so that no extraordinary housekeeping will be required after my departure. I agree to both notify and reimburse MyOrlandoStay.com for all necessary and reasonable repairs, replacement for damage or destruction of property caused by me and my guests, or for extra cleaning required. If any linen or the property in the home is found missing after my stay, I agree to pay for the replacement cost of the same. I understand that the management of MyOrlandoStay.com will notify me of the costs of damages or extra housekeeping within ten days after my departure. My signature below authorizes MyOrlandoStay.com to charge my credit card on file for these costs.

MAINTENANCE & REFUNDS: MyOrlandoStay.com (or in its lieu the owners of the rental home) makes every effort to assure that appliances in your home are in operating condition, and ask you to report any problems as soon as they are discovered. Our on-site maintenance department will make every effort to correct the problem; however, at times we must wait for parts or outside service. Refunds and/or compensation cannot be granted for inconvenience due to mechanical or electrical failure of appliances.

INETERNET and PHONE: Most homes are equipped with Internet via WIFI access and there is a charge to its use, however, at this time the management offers this as a complimentary facility and is not liable for any loss due to loss of connection. Illegal use of any amenity or violation of any laws would be the guest's responsibility. I understand that there is no free phone service- I agree to use my own cellphone or other device for communication. If a phone and calling facility is needed during my stay, I understand that I will notify during reservation or 2 days before check-in and agree to pay the applicable charges. International calls are never allowed, however calling cards may be used.

Initials

Date

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MAILBOX and MAIL: I understand that MyOrlandoStay.com or the owners of the rental home do not collect any mail for guests neither is any mailbox facility provided. If mail is to be received there may be a handling fee. I also understand that for mail handling prior arrangements with the management has to be made.

MAXIMUM NUMBER OF PEOPLE: Each home has a maximum occupancy limit and rates are quoted based on the number of guests expected. I understand that my rate was based on the number of guests I represented during the reservations process, and this number was reviewed during the registration process. Any party falsely representing the number of people in the home or exceeding the number paid for may be subject to immediate eviction without refund. Over occupancy is considered a serious violation of this rental agreement and is also unlawful.

PETS: I understand that pets are never allowed in any of our homes: if any pets accompany me, it will be discussed with your management before arrival and only after approval is received, I will bring the pet inside the home and I agree to pay the required fees for Pet (\$25 per pet per day). On approval, I guarantee that the pet will sleep in its own bed and will not be left alone at any time in the home or the community. With regard to the pet policy I take full ownership of any liabilities arising due to loss or damage of property within the home or within the community. Any extra-ordinary cleaning required will be paid for by me and MyOrlandoStay may charge my credit card on file or bill me for the same.

QUIET TIME: 10:00 pm to 7:00 am. Please respect these hours for everyone's enjoyment.

RELEASE OF LIABILITY: I agree to indemnify and save and hold harmless MyOrlandoStay.com and its' homeowner(s) from any loss, liability, damage or cost I may incur due to my occupancy on your premises or from participation in any activities sponsored by MyOrlandoStay.com (or the owners of the rental home). Any disputes arising under this Agreement shall be mediated subject to the rules of the American Arbitration Association at the branch office closest to Orlando, Florida.

REFUNDS: There will be no refunds due to inclement weather or power outages or any sickness.

SMOKING: I agree not to engage in or allow smoking of any substance inside the home. If smoke is detected during or after stay there is a penalty of \$100 to be automatically charged to my card on file for every instance.

I agree to abide by the above conditions of the Short Term Rental Agreement and also verify that the information in the Guest Registration Form is correct:

Signature: _____

Date: _____

Full Name: _____

Copy of ID (if required)