

SANDCASTLE BEACH CLUB
905 ESTERO BLVD.
FORT MYERS BEACH, FL 33931
(239)463-9368/FAX: (239)463-1974
EMAIL: SCBC905@AOL.COM

RENTAL AGREEMENT

OWNER: _____ SS# _____

If using more than one owner name, please specify which owner's SS# is being used

ADDRESS: _____ CITY: _____

STATE _____ ZIP _____

PHONE#: _____ EMAIL: _____

UNIT#: _____ WEEK#: _____ UNIT#: _____ WEEK#: _____

CONDITIONS

1. I hereby grant Sandcastle Beach Club the exclusive right to rent the property listed above at the rates and terms as stated herein for the above week(s) for the year 20____.
2. Termination of this agreement must be in writing and must be received in the Sandcastle Office prior to rental dates, provided that the unit has not already been rented for that period.
3. Upon rental of said property, I agree to pay Sandcastle Beach Club a **15%** Administration Fee of the gross rental rate. Foreign owners may have an additional 30% withheld as per IRS regulations. I understand that in the event the renter cancels and the unit is not re-rented, any rental monies not refunded to the renter will be paid to the owner minus the administration fee of \$100.00. See the reverse side of this form for the rental policies that I agree to.
4. I understand that any overdue fees due the Condominium Association will be deducted from the rental proceeds.
5. All rentals will be for a full week (7 nights) if no rental has taken place by 14 days prior to the start of the rental week, then management may obtain a partial week's rental by the day. A minimum charge of the equivalent of a three-night stay will apply. Any additional cleaning expenses will be charged to the owner in the case of multiple rentals during the week. Additional cleaning fee is \$50.00 and is subject to change based on cleaning rate changes incurred by the Association.

I UNDERSTAND THAT I MAY NOT USE, EXCHANGE, LIST WITH ANOTHER AGENCY, OR MAKE ANY OTHER ARRANGEMENT FOR THE OCCUPANCY OF THE ABOVE UNITS(S) DURING THE PERIOD OF THIS AGREEMENT.
A NEW RENTAL AGREEMENT MUST BE FILED FOR EACH YEAR.

OWNER'S SIGNATURE: _____ DATE: _____

_____ DATE: _____

Received by Sandcastle Beach Club- Signature: _____ Date: _____

Sandcastle Beach Club Rental Policies

1. We are not a handicap facility.
2. The minimum age to rent is 21.
3. There is a \$250.00 down payment required to confirm a reservation for weeks 51-15 and a \$150.00 down payment for weeks 16-50. The balance of the rent is required to be paid prior to 14 days of the start date of your rental.
4. If the final payment is not received within 14 days of your stay, the reservation will be cancelled, and the down payment will be forfeited in full.
5. Reservation cancellations 60 days or more prior to the start date of your rental, your down payment will be refunded except for a \$100.00 administration fee. A cancellation less than 60 days prior to your visit forfeits your down payment entirely.
6. An additional \$100.00 refundable security deposit is required with the final rental payment prior to occupancy.
7. Renters are responsible for any damages caused at the resort.
8. All units are non-smoking as well as the carpeted walkways outside of the units. Smoking is allowed on the pool deck and on the deck behind the back building.
9. There is a limit of 1 parking space per unit.
10. No pets are allowed.
11. The Sandcastle is a timeshare resort with occupancy from Saturday to Saturday each week. Check in is 3:00 P.M. and check out is 10:00 A.M. If a unit is not vacated by 10:00 A.M. additional fees will be applied. If you will be arriving after 5:00 P.M. on Saturday, please call the office (239) 463-9368 to make arrangements for key to the unit.