



Thank you for choosing our Sandy Feet Key Largo property for your vacation. We hope that you have a pleasant stay.

The homes are located at:

99830 Overseas Highway  
Key Largo, FL 33037  
House A, Blue Heron Waterfront  
House B, Green Iguana Poolfront  
Email: [sandyfeetkeylargo@gmail.com](mailto:sandyfeetkeylargo@gmail.com)  
Website: <http://sandyfeetkeylargo.com>  
305-619-0172 (Robert's Cell)  
305-451-4467 (Fax)

#### Contract for Both Homes

CHECK-IN TIME is 4 P.M. CST AND CHECKOUT is 10 A.M. EST. Early Check-in or late checkout upon request and approval of owner.

This is a NON SMOKING unit.

PETS - Pets are not permitted in rental units under any conditions. Violation will result in occupants being asked in violation of this contract. No refund will be given including security deposit. Renter will also be responsible for any damages incurred by the pet.

**DAMAGE DEPOSIT** - By signing this agreement you are agreeing that in the event there is damage or loss or other violations of this agreement and it's addendums, appropriate charges may be assessed against your credit card. If damages occur, your credit card will be charged for any expenses to right the damages or missing items. Your credit card will not be assessed provided the following provisions are met. Your credit card will not be assessed provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or security company.
- Return the house in the same condition it was found.
- No professional cleaning is required by the owner.

**PAYMENT** – An advance payment equal to 100% of the rental rate is required 90 days before arrival. The advance payment will be applied toward the rent. Please make payments via credit card or personal checks payable to **Pat DiGiorgio Living Trust LLC**. The advance payment is not a damage deposit.

**CANCELLATIONS** – Cancellations that are made more than ninety (90) days prior to the arrival date are subject to a 5% cancellation fee. Cancellations or changes that result in a shortened stay, that are made within 90 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

**MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel 120 days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

**EVENTS, SUBLEASING** - It is forbidden to hold events, sublet or have for-profit occurrence's on the property without the owners written consent. Premises are for Renters only, no other persons. Example of forbidden: Weddings, Parties, Tournaments, Filming, Etc

**MAXIMUM OCCUPANCY** – The maximum number of guests is limited to ten (10) persons, per home. Twenty (20) persons combined homes. Any more will result in a request to a reduction to 10 persons per home or less. If the request is not met immediately, then all occupants will be asked to vacate the premises immediately with forfeiture of all monies paid including security deposit.

**MINIMUM STAY** – This property is weekly rental, Saturday to Saturday unless otherwise agreed with owner. Longer or shorter stays may be available upon request.

**NO DAILY HOUSEKEEPING SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

**RATE CHANGES** – Rates subject to change without notice.

**FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

**PARKING** – Parking is limited to four (4) vehicles plus a boat and trailer, per home. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

**WATER AND SEPTIC** – The homes are on a central sewer system with on property lift stations. The system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products or Baby Wipes should be flushed at anytime. If it is found that other items have been flushed and clog the system, you could be charged for the damages in addition and not included in security deposit.

**STORM POLICY** – If there are any refunds, credits or rain checks given, it will be at the discretion of the owner/manager.

**TRAVEL INSURANCE** – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) for details and to purchase.

**PANDEMIC/VIRUS LIABILITY** – We are not responsible for any pandemic or virus claims against us. Our new cleaning program meets or exceeds CDC recommendations and guidance from hospitality industry experts such as the AHLA.

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.