

RENTAL AGREEMENT – THE MANATEE
829 Hope Ave.
New Smyrna Beach, FL 32169
Jackie Salanger, Owner, 303 Charlane Pky, North Syracuse, NY 13212
315-457-3416 315-247-0660 (cell)

This agreement, entered into on _____ by and between:
Jackie Salanger, 303 Charlane Pky, North Syracuse, NY 13212, hereinafter referred to as Landlord

And (Name) _____
(Address) _____
(Phone) _____ No. of Adults _____
(e-mail) _____ No. of Children _____
hereinafter referred to as Tenant.

1. The term of this lease shall be for a time period from _____ to _____. The property will be ready for occupancy at 3:00 p.m. on the beginning date of the lease and must be vacated by 10:00 a.m. on the ending date of the lease, unless other times are agreed upon prior to check-in.

2. The premises are located at 829 Hope Ave., New Smyrna Beach, FL 32169. Telephone 386-423-4829.

3. The rent amount is \$ _____/week, plus 12.5% tax for a total rental amount of \$ _____ which is due two weeks before your arrival date. The \$85 cleaning fee is deducted from the refund of your \$300 deposit.

4. The security deposit in the amount of \$300 is payable to secure this lease at time of reservation and must be received within 7 days of the date of this agreement. It is understood that said security deposit is not to be considered prepaid rent, nor shall any damages claimed, if any, be limited to the amount of said security deposit. Security deposits are held in a non-interest bearing account. Said security deposit will be returned by the Landlord upon receipt of keys and verification that premises have been left in clean and satisfactory condition. If repair expenses must be incurred by Landlord to restore the premises to the condition they were in at the time of Tenant's occupancy, the amount necessary for said restoration will be deducted from the deposit and the balance, if any, will be refunded to Tenant.

Cancellation policy: full refund of deposit if cancelled with at least 60 days notice only to the extent that a tenant can be found to occupy the vacated time reserved under this contract. No refund if cancelled with less than 30 days notice.

Restrictions:

1. Tenant shall not violate any city ordinance or state law in or about the premises.
2. Tenant shall not sub-let the premises, or any part thereof, or assign this agreement without the written consent of the Landlord.
3. Tenant must not make any alterations or improvements to said premises, without written permission of the Landlord.
4. Minors shall be supervised by adult(s) over 21 years of age at all times while on the premises.
5. No smoking. No animals, birds, or pets.

Other: Tenant agrees to indemnify and save Landlord harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the tenants or guests or from any carelessness, neglect, or improper conduct of any person entering, occupying or visiting the leased premises. Tenant assumes all responsibility for their guest. Tenant assures the Landlord that any Tenant who violates any of the terms of this lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by the Tenant and/or the Tenant's guest(s). Either party may terminate this lease in the event of a violation of early provision of this lease by the other party in the manner and as provided by law. Tenant and Landlord agree to be held responsible and abide by all provisions of the Landlord/Tenant Act governing said premises.

Landlord: Jackie Salanger
Date: _____

Tenant _____
Date Accepted _____