

**SHORT TERM RENTAL APPLICATION**

**FONTANA 103**

**1601 West Ave, unit 103, Miami Beach, FL 33139**

Today's Date : \_\_\_\_\_



Rental Rate/night : \$ \_\_\_\_\_ /night Length of Stay : \_\_\_\_\_

From : \_\_\_\_ / \_\_\_\_ / \_\_\_\_ day of wk : \_\_\_\_\_ To : \_\_\_\_ / \_\_\_\_ / \_\_\_\_ day of wk : \_\_\_\_\_

Applicant(s) : Mr / Ms / Mrs / Miss \_\_\_\_\_

Applicant Current Home Address : \_\_\_\_\_

Applicant Current City, State, Postal Code, Country : \_\_\_\_\_

Phone # (Day) : \_\_\_\_\_ Cell # : \_\_\_\_\_

Email 1 : \_\_\_\_\_ Email 2 : \_\_\_\_\_

Applicant(s) Occupation : \_\_\_\_\_ Employer : \_\_\_\_\_

Address of Employment : \_\_\_\_\_

How many occupants will be in Fontana103 during your stay ? \_\_\_\_\_

If there will be occupants other than Applicant(s), please provide the following info for each:

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Relationship: \_\_\_\_\_

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Are you a US Citizen ? YES / NO If no, which country ? \_\_\_\_\_

# of Nights	RATE	TOTAL
____ Nights	\$	\$
Final Cleaning Fee (req'd)	\$125	\$125
____ Mid-stay cleanings (optional)	\$125	
Late arrival Fee (req'd after 6P or SUN)	\$50	
	<b>TOTAL STAY</b>	\$
Damage Deposit (refundable if no damage)	\$500 (or 30% of total stay)	\$
Total Stay + Damage Deposit		\$
50% of <b>Total Stay</b> DUE NOW (secures reservation)	PayPal, VISA, MC, M/O	\$
Out of Pocket – Initial Payment	<b>BALANCE DUE</b> (14 days prior to Stay)	\$

How did you hear about **Fontana103** ? \_\_\_\_\_

Whom shall we notify in case of an emergency during your stay ?

Name : \_\_\_\_\_ Phone # \_\_\_\_\_

APPLICANT'S SIGNATURE: X \_\_\_\_\_ Date : \_\_\_\_\_

APPLICANT'S SIGNATURE: X \_\_\_\_\_ Date : \_\_\_\_\_

THIS APPLICATION IS SUBJECT TO VERIFICATION AND ACCEPTANCE BY THE UNIT OWNERS. You are agreeing to the Terms and Conditions detailed below. Both page 1 and page 2 must be signed, dated and returned. Please retain a copy for your files.

**FAX COMPLETED AND SIGNED APPLICATION TO 646 497-5366**

**RENTAL RULES**

**Fontana103**  
**1601 West Ave, Unit 103, Miami Beach, Florida 33139.**

1. CHECK-IN TIME IS AFTER 4 PM EST AND CHECK-OUT IS 11 AM EST. (Early Check-in or late check-out is frequently possible to arrange within 10 days of arrival.)
2. This is an absolutely NON SMOKING unit.
3. Pets are not permitted in Fontana103, nor within the complex courtyard, under any conditions.
4. No bikes, trikes, scooters, unicycles, rollerblades, towels or shoes can be left unattended on the courtyard terrace. This is public space and it is meant to be spare and pristine for all to enjoy.
5. DAMAGE DEPOSIT- A damage deposit of \$500 is required. For rentals of more than \$1500, the damage deposit will be 30% of your total rental. This must be received within 14 days of your arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in proper trash receptacles, and soiled dishes are placed in the dishwasher and cleaned.
  - d. All keys are returned to our local Property Manager.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. Parking hangtag is returned in good condition to our Property Manager upon departure. The cost for replacement of this hangtag is \$100. Strictly enforced.
  - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by The Fontana.
6. PAYMENT – An advance payment equal to 50% of the rental rate is required immediately after inquiry to reserve and secure the booking. This is considered the RESERVATION DEPOSIT until arrival when it will be applied as rent toward your total stay. See cancellation policy below. Please make payments in the form of bank money orders, cashiers checks payable to **Marjorie Dybec**. Or pay using Mastercard or VISA via [www.paypal.com](http://www.paypal.com) and send the payment to [Marjorie@fontana103.com](mailto:Marjorie@fontana103.com). For other payment options, please call the owner. The advance payment is not a damage deposit. The BALANCE OF RENT is due at least 14 days before your arrival date.
7. CANCELLATIONS – If we are able to find a new tenant at the same rental rate, your cancellation fee will only be 50% of 1 days rental, just to cover our administrative expenses. However, in most cases, rerenting the space is unlikely. Here are the cancellation penalties.
  - a. Within 1 week of arrival = 75% of full booking
  - b. Within 1 week-6 weeks prior to arrival = 50% of full booking
  - c. More than 6 weeks prior to arrival = 25% of full booking
  - d. More than 60 days prior to arrival = no penalty.
  - e. If you have arrived or are about to arrive, and cancel the latter part of your stay, cancellation penalties will be determined from the date of your notification to the new departure date and will be applied only to the part of your stay being cancelled. For example, if your original booking was 6/1-6/24 and on 6/3 you call and decide to part on 6/17, one week earlier, to go explore the Florida Keys, your cancellation penalty would be a 14 day cancellation, therefore, your final seven nights would be subject to a 50% cancellation penalty.
8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to four (4) adults persons, 1 child. Note: the apartment is not equipped with crib or child bed. The sofa is not a sofa bed. There is

- but one queen sized bed in the Master Bedroom, and an inflatable Aero bed for additional guests.
9. THIS PROPERTY REQUIRES A FOUR (4) NIGHT MINIMUM STAY. Longer minimum stays may be required during holiday or special event periods. If a rental is taken for less than four nights, the guest will be charged the four-night rate.
10. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. Parking is included. Property Manager key exchange at arrival and departure are included Mon-Sat (8AM-6PM). If you arrive or depart after 6PM or on Sunday, a \$50 late arrival fee will be deducted from your damage deposit.
11. NO DAILY or WEEKLY MAID SERVICE – While linens and bath and beach towels are included in the unit, daily or weekly maid service is not included in the rental rate however is available at an additional rate.
12. RATE CHANGES – Rates subject to change without notice.
13. 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.
14. Owner reserves the right to evict tenant for any reason during the stay, particularly if complaints have been made by fellow unit occupants or property manager. Tenant must vacate the premises immediately if owner evicts. In such a situation, 50% of the remaining, unused rent will be refunded. Damage deposit will be held until apartment is cleaned and checked for damage in accordance with damage deposit policy above.
15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
16. PARKING PASSES – Parking passes are located inside the unit. Renters must display parking hangtag on the rear view mirror at all times. Failure to display may result in towing of vehicle at renter's expense. You are responsible for delivering the parking hangtag to our local property manager upon departure.
17. HURRICANE OR STORM POLICY – No refunds will be given unless:
  - a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
  - b. If an incoming guest resides or is arriving from an area that is under an issue of a National Weather Service "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning."
  - c. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
    - i. Any unused portion of rent from a guest currently registered,
    - ii. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
    - iii. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
  - d. If you elect to change your flights at the last minute to arrive before or after a tropical storm, without official evacuation orders in place, any changes to your booking will be subject to regular cancellation policies above.
  - e. Our unit is on the ground floor in Miami Beach. It is not a safe place to be in a tropical storm or hurricane. You MUST evacuate if evacuation orders are issued. You must be judicious in your decision about when to arrive if a significant storm is coming.
18. By Signing Below, I agree to all terms and conditions of this agreement

Guest Signature:

\_\_\_\_\_ Date \_\_\_\_\_