

Rental Agreement
Palazzo
17281 Front Beach Rd. Unit 502
Panama City Beach, FL 32413

Thank you for choosing our Palazzo Condo Unit 502 for your vacation. It is located at 17281 Front Beach Rd. unit 502, Panama City Beach, FL 32413.

RULES AND REGULATIONS FOR PALAZZO UNIT NO. 502:

- No pets allowed. No exemption. Strictly enforced by the resort and owner. Non-compliance is grounds for immediate eviction with no refund of the unused rental time.
- This is a non-smoking unit. No parties at the condo.
- Please no luggage cart inside the unit (return to respective location after use).
- There will be no parties in the unit.
- No damage must be done to the condo or its contents beyond normal wear and tear.
- Condo must not be smoked in.
- No linens, towels or any household items must be damaged or missing.
- Please wash off sands before entering the unit (showers are available by the pool area)
- Please do not leave the sliding glass door open as this may result in the heating/cooling system's failure.
- Minimum age requirement to rent is 25 years old and must occupy the unit during the rental term. Families only during spring break (no exceptions).
- There will be a charge of \$10.00 for each unreturned Resort ID bands.
- Wireless internet service is available inside the unit and common areas at Palazzo.
- Please do not leave any valuable items in the unit. We will not be liable or responsible for personal items left behind, lost or stolen. Besides the Owner, Resort Maintenance and Security Personnel have access to the unit and may enter in the event of an emergency to perform necessary repairs and/or maintenance or pest control. Make sure to lock all the doors everytime you leave the condo.
- Owner shall not be liable to tenant, tenant's guests for any injury, loss or damage to any person or property on or about the premises.
- Throwing anything off a balcony is a felony in the State of Florida. Please do not allow anything to drop, fall, blown or be thrown off the balcony. Any personal injury or property damage caused by releasing any object whether intentionally or non-intentionally from the balcony is the sole responsibility of the guest.

MAXIMUM OCCUPANCY: The maximum number of guests is limited to 8 persons per State Fire Code Ordinance (no exceptions). If occupancy exceeds the number of parties specified by guest list in the reservation, owner reserves the right to cancel and/or rescind this agreement, and guest forfeits the rent.

HOUSEKEEPING: No daily maid service. Please follow check out procedure prior to check out.

FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit or final payment and check-in will not be permitted or eviction for guests who have already checked in.

PARKING SPACE//PASSES: There is a new system in place that has you register your vehicle online. There is a \$20 fee per vehicle. I will be send the information where to register online once the reservation is confirmed. Vehicles may be parked only in the areas provided for that purpose. Motorcycles, cars and pick-up trucks only may utilize the parking garage. Vehicles may use the parking lot on the north side of Front Beach Rd.

PALAZZO ASSOCIATION RULES:

- ID tags are required for owners and guests while on property.
 - All vehicles parked on property must have a pass which must always be visible .
 - Private golf carts, bubble cars, skates, roller blades, skateboards, foot rental, or motorized scooters, and rental motorcycles are not allowed on property.
 - Minors are not allowed to consume alcohol anywhere on property (the legal age in Florida is 21 years old). This may result in eviction.
 - Water balloon slingshots and water balloon throwing are prohibited and will result in eviction of guests/fines for owner. Throwing any item, including cigarettes from balconies and walkways are considered dangerous and will result in eviction of guest and/or fines for owners.
 - No Laser pointers, water pistols/guns/canons or similar items allowed in the common areas or on community property, including the pools.
 - Fireworks are strictly prohibited on resort property.
 - Feeding birds/seagulls is prohibited throughout resort property.
 - No climbing on or leaning over balconies. Climbing on or over balcony railings will result in eviction of guests and fines for owners.
 - Towels, bathing suits, or other items are prohibited from being hung on balcony.
 - Beach chairs and other items shall not be left outside your door or walkways.
 - Luggage carts must be returned to their respective locations.
 - Only owners are permitted to have pets on resort property.
 - All pools and hot tubs are open from 8:00 AM to 10:00 PM.
 - Personal coolers are permitted on the pool deck provided they are small enough to fit under a chair and they must always be kept underneath the chair .
 - No radios are allowed on pool deck.
 - No floats or air mattresses are allowed in any pool when it is crowded.
 - No throwing or hitting balls or any other projectile in pools.
 - No glass containers allowed on pool decks and no food allowed in pools or hot tubs.
 - No climbing on or diving from rocks or waterfalls.
 - Children under 12 must be accompanied by an adult, per Florida law.
 - No one can use pool or hot tubs without proper ID tag (strictly enforced).
 - No bicycles, skates, skateboards, roller blades and scooters are allowed on pool decks, sidewalk or parking areas.
- Palazzo security has been authorized to enforce all rules and regulations in place at Palazzo and failure to abide will result to eviction if necessary.

Grills: Grilling on balcony is prohibited per Bay County code. Electric, Charcoal and gas grills are prohibited on unit balconies, the pool and spa area, sun deck, parking lot and garage areas. Only the community charcoal grill on the brick patio outside the northwest corner of the P1 (ground) level of the parking garage may be used for grilling.

Garbage and Recycling: All garbage must be placed in sealed bags and deposited in the trash chutes located at each end of the breezeway of every floor. Boxes and large items (over 18x18) must be taken to the ground floor dumpster for disposal.

Quiet Times and Noise: Quiet hours are between 10:00 P.M. and 8:00 A.M. Refrain from use of vacuum cleaners or other loud equipment during this time. No loud noise or disturbing of others is allowed at any time. Playing of CDs, radios, musical instruments, TVs, etc. must not exceed a volume at any time that would disturb or annoy other occupants of the condominium. This applies to activities inside and outside of the unit..

Smoking: Palazzo is a Smoke-free environment. Smoking is prohibited in the common areas and limited common areas of Palazzo. There is no smoking allowed on unit balconies, parking garage, sun deck, hallways, stairwells, elevators, lobby, meeting room, exercise room, swimming pool and spa areas, dog walk area or anywhere in or on the Palazzo property.

Rules for the pool and Spa:

1. The pool and spa are open for use from 8:00 A.M. to 10:00 P.M. daily.
2. Palazzo does not have a lifeguard on duty. Use pool and spa at your own risk. Use of the pool and spa is restricted to owners, guests and renters.
3. Owners, guests and renters are responsible for the conduct of their children while in the pool and spa area and while going to and from the pool and spa. Parents will be held responsible for any damage caused by their children and will be billed for damages.
4. No glass bottles or glass objects are allowed in the pool or spa area.
5. Children under the age of 12, must be accompanied by a parent or responsible adult (at least 18 years of age).
6. Children under the age of 5 are not allowed in the spa.
7. No food or drink may be consumed while in the pool or spa or allowed within 4.0' of the pool or spa.
8. Clear tables and place trash in the trash containers upon leaving the pool/spa area.
9. All children still in diapers must wear swim diapers in the pool. There is no reserving of pool or spa chairs. Management will remove towels and personal belongings on pool or spa chairs left unattended for more than one hour.
10. Use the outdoor showers after visiting the beach and before entering the pool.

11. Pool ropes, scoop nets, preservers, hooks and other pool equipment are not to be played with or removed from the pool area.
12. No animals, except service animals, are allowed in the pool and spa area.
13. No hitting or throwing balls or other projectiles in the pool.
14. No diving in the pool.
15. Palazzo wristbands must be visible on owners, guests and renters beginning March 1 through September 30th or otherwise posted by management.
16. Guests or owners who block, restrict or otherwise interfere with the flow of the spa jets will be responsible for any resulting damage to the jets and will be billed for damages.

Rules for the Fitness Room:

1. The Fitness Room is open for use from 6:00 A.M. to 10:00 P.M. daily.
2. Children aged 13- 15 must be actively supervised by a parent or responsible adult 18 years or older when using the equipment. Children over 15 are allowed to use Fitness Room equipment.
3. Children under 13 years old must be accompanied by a parent or responsible adult to be in the fitness room but may NOT touch the equipment or cause disturbances.
4. No food or alcohol is permitted in the Fitness Room.
5. No wet swimsuits allowed in the Fitness Room.
6. Suitable exercise clothing and shoes must be worn while exercising and using the equipment. Men must wear a shirt while using the Fitness Room.
7. No equipment may be moved or removed from the Fitness Room.
8. Exercise equipment must be wiped down after use before proceeding to the next station. Cardio equipment should be wiped down as well as weight machine benches.

SEVERE WEATHER POLICY: No refunds will be given unless the National Weather Service orders a mandatory evacuation of the area in which the premises is located. Owner agrees to refund that portion of the rent remaining in the term, including the day the mandatory evacuation order is given.

MAINTENANCE – Just as might occur at your own well-maintained home, mechanical failures and other breakdowns could occur. During your stay, promptly report all maintenance items and we will respond to them as soon as possible. Refunds are not made for inclement weather, lack of public utilities, the unavailability of private community amenities, mechanical failures or malfunctioning equipment. Where applicable, there is no guarantee that pools will be heated. These amenities are extras provided in addition to the condominium rental. Should any equipment malfunction, we will make every effort to

have it repaired as soon as possible. Although all attempts will be made to correct the situation, some breakdowns cannot be prevented or repaired during your occupancy.

CONSTRUCTION - The continued growth of our area is evidenced by new construction that may be adjacent to or near this vacation rental property. You may reserve a property at a time when no construction is nearby, but construction could begin prior to your arrival. We regret any inconvenience but cannot control these situations. Refunds or relocations cannot be considered.

CANCELLATIONS:

100% refund if you cancel at least 60 days before check-in.

50% refund if you cancel at least 30 days before check-in.

No refund if you cancel less than 30 days before check-in.

No refund for shortened stay due to inclement weather or personal circumstances.

MONTHLY RESERVATION: 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 90 days prior to check in.

PAYMENT: After the \$200.00 security damage deposit has been paid, an advance payment equal to 50% of the total balance (rent, cleaning fee, tax) is required 60 days before arrival. The remaining balance is due 30 days before arrival. We accept personal checks, postal money order and cashier's checks. Credit card payments will incur a 3% fee (4% for foreign country). After receiving the final payment, the check-in and check-out procedure will be provided to the guest. There will be an additional \$30.00 fee on any returned checks.

SECURITY/ DAMAGE DEPOSIT (Direct Booking): The security damage deposit of \$200.00 will hold your reservation. We must receive a personal check, postal money order or cashier's check within 7 days to hold your reservation. Credit card payment will incur a 3% fee. Once it is received, your dates are officially reserved. Reservation is not confirmed until the Rental Agreement has been returned and the deposit cleared. This deposit is fully refundable within 7 days of departure provided the following provisions are met: No damage has been done to the condo or its contents. No household items are missing (including Resort Wristbands). Condo has not been smoked in.

There was no pet at the condo. The unit was left neat and not in an unreasonably dirty or messy condition. The renter is not evicted by the owner, manager of Palazzo, local police or the security company employed by Palazzo.

However, if the damage exceeds the security damage deposit of \$200.00, the guests or tenants will be held totally liable for the total cost and expenses (including loss rent, if any) that will be incurred to fix or replace any damage or any missing items inside Palazzo Unit #502 and the Palazzo premises.

I have read and understand the Rental Agreement and Rules and Regulations for Palazzo unit 502 as well as the Palazzo Rules and Regulations, which is located at 17281 Front Beach Road, Panama City Beach, Florida 32413. Failure to abide by any of the rules and regulations is grounds for immediate eviction if necessary, without a refund of unused rental time. By signing below, I agree to all terms and conditions.

Check-in Date	:	Check-in Time	: 4:00 pm
Check-out Date	:	Check-out Time	: 10:00 am
Sec.Damage Deposit	:	Due Date	:
Total Bill	:	(Rent +Cleaning Fee +Tax)	: