

SummitPCB/Student Breaks RENTAL AGREEMENT

Spring/Summer Break 2018

RENTAL AGREEMENT: Thank you for your reservation. Your reservation is confirmed upon receipt of initial payment and final payment by the applicable due dates. It is your responsibility to make sure payments have been received on time to avoid cancellation of reservation.

RESERVATION POLICIES: An initial non-refundable payment is required at time of reservation with final payment due as listed on your reservation invoice. For payments by check or money order, please make payable to: Student Breaks and mail to: PO Box 9554, Panama City Beach, FL 32417. If you are paying with credit card, please note there will be a **3% FEE** added to any amount charged above the initial payment amount due. ALL rental payments are non-refundable. There are no refunds for cancellation, early check out or eviction by Summit management due to rules violation.

TAXES/FEES: Your reservation includes end of stay cleaning charges, Summit registration fee, and current state and local taxes.

SECURITY DEPOSIT/RESPONSIBILITY: A \$10 per person Damage Waiver Fee is due at check-in, along with a valid credit card in the name of a guest in the unit (card will be authorized for \$300). The damage waiver provides coverage for accidental damages to your unit up to \$600. Damage must be reported at time of incident & excludes vandalism such as holes in walls. You agree that you are responsible for any and all damages that occur to the Units, Premises or any contents caused by you or any other member of your group, individually or collectively, while you are the registered occupant of a Unit. You will be provided a unit inspection form at check-in and **MUST** return it to the Student Breaks office within 2 hours of arrival. Any existing damage to your unit must be reported on this form. This is to protect you from erroneous charges for any pre-existing damages. You agree that you are liable for any damages to the Unit or Premises, will immediately notify SummitPCB/Student Breaks of any damages to the unit, and you are liable for any injuries to persons caused by the conduct or actions of Guest and your guests and/or invitees. You further agree that SummitPCB/Student Breaks shall not be liable to Guest, your guests and/or invitees for any such damages and that Guest agrees to indemnify and hold SummitPCB/Student Breaks harmless from any and all claims, action, demands, liability or causes of action (including reasonable and necessary attorneys' fees incurred by SummitPCB/Student Breaks for defense against any such matter) that SummitPCB/Student Breaks may incur or be liable for arising out of Guest's occupation of a Unit or the Premises. You agree that any dispute shall be heard by the courts located in Bay County, Florida, and nowhere else.

GUEST BEHAVIOR: All guests are expected to conduct themselves in a reasonable manner at all times. The Summit Condominium Rules - a complete copy of which will be provided at check-in - must be adhered to at all times. The Summit Condominium management reserves the right to remove any guest or all registered guests of a unit from the property for rules violations. Should this occur, we are unable to intervene on your behalf and **NO REFUND** will be provided. Additionally, a minimum \$100 will be charged for extra cleaning for evicted units.

SMOKING: All of our units are designated as non-smoking. If housekeeping detects any evidence of smoking in the unit, you will be charged an additional \$200 to de-odorize the condominium. Smoking is **ONLY** permitted on the balcony with the door closed.

LIABILITY: The Summit Condominiums is not responsible for vehicle damage or the loss of money, valuables, and/or personal property. We recommend you keep your unit door and vehicle locked.

SECURITY WRISTBANDS: Summit wristbands must be worn at all times. There is a charge for a replacement wristband. Come to the on-site Student Breaks office for details on cost and replacements. Current cost is \$100 each and subject to change.

CHECK OUT: Check out time is 8:00AM. Due to arriving guests, late check out is not possible. Please remove all trash from the condo and place in the garbage chutes located next to the elevators (get a head start and throw your stuff out on a daily basis!). Also, place all used dishes into the dishwasher, add detergent, and start. Remove all used/dirty sheets and towels and place in the hallway next to the bathroom (don't forget the sheets on the sofa bed). Please do not put blankets, spreads or mattress pads there. Failure to follow instructions and leave unit in a reasonably clean manner will result in extra cleaning fees. Be environment friendly and turn off the lights and tv when you leave! Lock your unit and return the keys to the Student Breaks on-site office located in the Beach Suite at the west end of the property.

12/13/2016

All Guests are required to conform to and comply with all Policies and Procedures.

Questions? E-mail: info@TheSummitPCB.com Telephone: 850-691-5394

Property Address: 8743 Thomas Drive, Panama City Beach FL 32408

Mailing Address: PO Box 9554, Panama City Beach FL 32417

	Printed Name	Date of Birth	Signature
GUEST NAMES FOR THIS RESERVATION	1. _____	_____	_____
	2. _____	_____	_____
	3. _____	_____	_____
	4. _____	_____	_____
	5. _____	_____	_____
	6. _____	_____	_____
	7. _____	_____	_____
	8. _____	_____	_____
	9. _____	_____	_____
	10. _____	_____	_____

I have read, understand, & agree to all terms & conditions including payment policies, cancellation policies, departure date conditions, and that all payments are non-refundable.

Please complete & return via US Mail, fax to 850-254-1934 or email to info@TheSummitPCB.com