

VACATION RENTAL AGREEMENT - This is the only format in which this document can be produced.

PLEASE RETURN TO US EITHER BY FAX OR BY PDF ONLY - DO NOT CONVERT TO WORD AS WE REQUIRE YOUR SIGNATURES

Our reference 1057

**Today's Date Thu, September 23, 2010
Original Booking Date Thu, September 09, 2010**



Dear A N Other (Test Client):

Telephone Number if known -
Email Address - michael.brown@email.com

Number of Adults (if known) 0
Number of Children (if known) 0

Confirmation and Rental Agreement - Hollywood Hideaway -

Thank you for your booking. As per the details listed on Referral

This document needs to be completed and the following items need to be returned to our Property Manager "Dees Properties " and a copy to ourselves by email duly signed by yourselves.

- a) Your full name, address, email and contact telephone numbers
- b) Number of guests
- c) Security Credit Card details for all renters regardless as to how you are paying us

The booking is not secured until you have completed all of the above and paid your initial downpayment deposit to us. Until that time we are able to rent the property out to other prospective renters at any time.

Please complete all of the details below (including security credit card details) and return via fax or email to our property manager - 'Dees Properties' with a copy to ourselves 'garygwilson@btinternet.com'. Until these have been received by Dees Properties and the owner, and a deposit payment received and cashed, the booking is not confirmed. The Security Credit Card details must be provided either now or one week ahead of your arrival. Failure to do this will compromise your booking.

Steve & Dee Albinson
Dee's Vacation Homes Inc,
Tel: 1-863-420-6100,
Fax 1-863-420-4984
Cell:1-321-402-1856 (Steve)
Cell:1-321-402-1855 (Dee) ** Primary Number
PO BOX 136651, Clermont, FI 34713-6651

Steve & Dee Albinson -
Email Deesproperties@aol.com

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Cell#/Phone: _____

Email (To receive Welcome Info): _____ # Adults: ___ Children: ___

This Agreement will confirm your rental of 'Hollywood Hideaway'

Check In	Mon, August 01, 2011	4pm	(7 Nights)		
Check Out	Mon, August 08, 2011	noon		Sales Tax (13.0000%)	250.25
Rate	\$275.00	per Night			
				Total	\$2,175.25
Total Rent	1,925.00				

\$543.81 Due Sep 9, 2010 (Due Today)
\$1,631.44 Due May 3, 2011 (90 days prior)
\$2,175.25 Total Due
1,426.39 (Sterling Equivalent for UK Clients)

PAYMENT DETAILS

In order to secure your reservation immediately, please email/fax this completed form to the details above (or preferably scan and email it).

- a) If paying by check, please mail your check to the address above, payable to Dee's Properties. Your check must be received within 5 days in order to hold your reservation.
- b) If you wish to pay by credit card, please complete the details below. Credit card transactions incur a 3pct convenience fee payable by the renter.
- c) Wire Transfer - Payment in USD to Bank of America routing number 026009593 - Favour G Wilson a/c 898032951384
- d) Paypal - As agreed with G Wilson - payment to garygwilson@btinternet.com. NB Payments are irrevocable. Renter agrees to pay convenience fees totalling 3pct of payment amount.
- e) Payment in Sterling - to Royal Bank of Scotland SC 15-10-00 A/C 20360111

Check in / Check out

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Another party will be checking out on your arrival date so you will not be able to access the villa before 4 PM as the cleaning staff needs the entire 6 hours to prepare the house for your arrival. The same will be true on your departure date. You must check out before 10am as another party will be checking in at 4 PM and the cleaning staff will arrive at 10am to prepare the villa for their arrival.

If you have any questions, please email by return. Upon payment in full, a Welcome Information package will be emailed to you providing directions from the airport, and key lock details.

Terms of your rental:

1. Free wifi and landline telephone calls US and UK
 2. The unit you are renting is a completely furnished 7 bedroom, 4bath EXECUTIVE villa unit with all of the appliances and utensils necessary for an enjoyable vacation. Your rent includes basic cleaning after you leave, including washing sheets and towels. Please wash the dishes and cooking utensils that you use before you leave. If excessive cleaning is required, or if items are stained, damaged, or missing, additional charges will be billed to your security credit card. You hereby agree to pay for any excessive cleaning fees, damaged, or missing items. All items are itemised by ourselves.
 3. No smoking is permitted within the home including the pool area and no pets are allowed.
 4. Maximum occupancy is 16 people which you agree to.
 5. Volume and noise levels must be kept to a level that will not disturb other tenants.
 6. CANCELLATIONS - Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 15% cancellation fee of the amount paid. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full payment made. Cancellation or early departure does not warrant any refund of rent.
- TRAVEL INSURANCE - We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, we suggest www.InsureMyTrip.com for details

7. Neither the owner nor manager is liable for personal injuries or stolen items. 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

8. Any payments made by Paypal are irrevocable and you explicitly agree this by the signing of this document.

9. Your credit card details are required as security regardless as to how you make your payment to us. These are held on record and only debited if there is damage or loss to our property.

10 Guests may not adjust any of the pool settings.

11. Additional cleaning above and beyond that which is reasonable and customary will be charged at a rate of \$25/hour. To ensure that you do not receive additional charges PLEASE:

- Leave all pots, pans, dishes, and glasses clean and returned to the cabinets.
- Wash all towels/robes/linens before your departure.
- Strip the sheets and pillowcases, launder as many as possible, leave for the cleaners in the Washine Machine.
- Put all toys, books, and furniture in their original location.
- Put all trash in plastic bags and leave in outside bin or take to dumpster.
- Ultimately, leave the house in the condition that you found it in.

12 The owner, Management Company, and its agents accept no responsibility or liability for loss of personal items while staying in the property or after departure.

13 Parents must at all times, supervise children when using pool facilities AND the games room and the facilities of the development.

14 The owner/management company and its agents accept no responsibility for failure of equipment in the rental property. After notification of equipment failure, the management company will rectify the problem in a reasonable and timely manner

15 Pool heat will not be refunded under any circumstances if problem is not reported within 24 hours of check in.

16 For your information, although our properties are completely furnished, we do not provide the following items:

- Food supplies
- Laundry soap
 - Trash bags
 - Cleaning items -Sponges
- Toilet paper
- Paper towels
- Napkins
- Toiletries

17. Emergencies

Wondering what constitutes an emergency?

- Unable to access property
- Gas, Water leaks
- Significant Electrical problems

These issues may be addressed by calling the emergency number in the villa.

NON EMERGENCY CALLS DISPATCHED TO A TECHNICIAN WILL BE CHARGED \$50 PER OCCURRENCE. POOL HEAT ISSUES ARE NOT AN EMERGENCY AND WILL BE ADDRESSED WITHIN 24 HOURS. THE THEATER ROOM EQUIPMENT SHOULD BE BE SUPERVISED BY AN ADULT AT ALL TIMES.

The Security Credit Card details must be provided either now or one week ahead of your arrival. Failure to do this will compromise your booking. Please ensure we have your security card details ahead of your arrival.

Signature: _____ Print Name: _____ Date: _____

Credit Card #: _____ Expires: ____/____

Card Type 1) American Express 2) Visa 3) Mastercard * Please denote

CID 3 Digit Card Number on back of card # -----

Please indicate whether this card is to be used for both payment of the vacation as well as a security credit card or simply the latter.

A security deposit totalling \$ 400.00 or equivalent will be reserved against your credit card facility and this amount will be raised to \$1,000.00 for weekend or smaller breaks at our discretion. In the event of any issues detected you agree to have your card authorized/charged for any and all damages that occur to said rental unit during your party's occupation of the above mentioned property or should additional cleaning beyond the norm be needed upon check out. Should you wish to telephone your card details, please return the form partially completed but telephone Dee's Properties with your card details immediately

Signature: _____ Date _____

Capacity regulations:

By law, our properties have a maximum capacity. The maximum number of guests for this property is 16.

Party Information: Number of adults: _____ Children: _____

Name & Age

1. -----

2. -----

3. -----

4. -----

5. -----

6. -----

7. -----

8. -----

9. -----

10. -----

11. -----

12. -----

13. -----

14. -----

15. -----

I unconditionally agree to all of the above terms and conditions of the rental.

Signature: _____ Date _____

Once full payment has been received and we have received security credit card details we will provide you with our Welcome instructions.

Thank you for your booking and we hope you have an enjoyable vacation.

Gary Wilson & Jackie Holt, Owners