

668 SUMMER PLACE RENTAL AGREEMENT

Please read the following rental agreement and check the acceptance box for your reservation and stay:

Reservations:

Reservations may be made at tocoha@yahoo.com or by calling owner at 404-771-2454.

Rates:

Rates are based on weekly (7-night minimum), monthly (30 days) or extended stays. Higher rates do apply to holiday and seasonal stays as indicated on the calendar. Monthly rates are available on a seasonal basis. Please call for more details. Rates are subject to change.

Cleaning:

All properties are professionally cleaned upon each Guest's departure. A cleaning fee of \$150 is charged at time of booking. Daily housekeeping is not included. For extended stays greater than seven (7) nights, you will be contacted for pickup and delivery of linens, bath robes, towels, and bath mats.

Internet/Cable:

Our vacation rentals are equipped with WiFi, cable, and free phone service for U.S. local and long distance calls. You may select "On Demand" viewing and any fees incurred will be charged to your bill at the end of your stay.

Supplies:

Vanity sets of shampoo and soap, initial paper products, detergents, and cleaning supplies are included with the unit. Also, two (2) beach quilts and three (3) beach towels are available to take to the beach and may be laundered in the washer and dryer after each use. The unit also supplies six (6) towel sets in the bath. Two bath robes are supplied for your use during your stay and may not be removed from the unit. Please do not take any white towels, bath robes, mats, or linens from the unit to the beach. All linens, robes, and mats are professionally cleaned after every Guest's stay, or by appointment during extended stays.

Property Furnishings and Accessories:

We have made a concerted effort to provide our rental properties with a level of elegance not typically found in private beach rentals. Our mattress, pillows, and robes are from *Distinctly Waldorf*, supplier to *The Waldorf Astoria*® and *The Waldorf Towers*®. All furnishings and accessories are owned by the homeowner. Ample plates, glasses, silverware, cookware, utensils, and appliances are supplied, and crystal and special glasses are also provided. All items are inventoried before and after each Guest's stay. Please contact us if you need additional information regarding furnishings.

Parking:

When entering the Sawgrass Beach Gate from the left lane, the gate guard will provide you with a temporary parking pass listing the dates of your stay. You must maintain this pass on your vehicle's dashboard. One (1) parking space is available per unit. No on-site parking of recreational vehicles, personal watercraft, or trailers is permitted.

Pet Policy:

No pets are allowed.

Age Requirements and Occupancy:

Our units accommodate two (2) Guests, one of which must be 25 years or older. Our units are not available for group parties. If in violation after occupancy, guests will be required to leave the property and all funds are forfeited. Only persons listed on the Rental Agreement at time of booking may occupy the rental unit.

Guest Information Booklet:

Upon arrival, you will find a booklet with information about the unit, temporary club membership, local restaurants, entertainment, shopping, and grocery stores. Please feel free to call us at 404-771-2454 during your stay if you should need further information or assistance.

Smoking Policy:

No smoking is allowed in the units.

Sawgrass Country Club Guest Membership:

Sawgrass Country Club Social Guest Membership is available through the unit owners for guests, which includes use of the Beach Club, Fitness Center, pools, and dining at the Golf Clubhouse or Beach Club. Tennis is available on a per day basis as an upgrade. Golf is not available under the Social Membership. The Beach Club facilities and pools are directly in front of the units on the beach.

The guest application and copy of the rental agreement must be provided to the Club seven (7) days in advance of pick-up and a credit card provided for club charges. Please read the linked Sawgrass Country Club Temporary Membership application at membership@sawgrasscountryclub.com for fee schedules and additional information. The Sawgrass contact number is 904-273-3700. If you choose not to use the Sawgrass Guest Membership during your stay, please access the beach from the walkway to the south of the club facilities.

Payments:

We accept Visa, MasterCard, America Express, Discover credit cards and debit cards. When using a credit card, a 3.5% processing fee is charged on the total amount. We also accept payments from cashier's check, money order, certified check, or personal check if paid 60 days in advance. All payments are made to Tocooha LLC and are in U.S. Dollars. Returned checks are subject to a \$25 handling fee.

Reservations and payments are as follows:

60 days or more in advance: \$500 security deposit and total rental fee paid within sixty (60) days of lease commencement.

Less than 60 days in advance: \$500 security deposit and total rental fee due at booking.

Any reservations made less than 15 days prior to arrival must be paid by credit card, cashier's check, money order, or certified check.

Upon Arrival and Departure:

We will contact you the day before your arrival so that we can confirm your entry pass is available at the Sawgrass Beach Gate. No one is permitted entry beyond the gate without proper identification or gate passes.

Check-in is 3pm and check-out is 11am. We try to assist every Guest to be certain there is no delay for check-in. If you have any special needs at this time regarding check-in or check-out, please contact us. We will do our best to accommodate you.

Future Vacation Reservations:

We hope your vacation has been so pleasurable that you plan on returning for future trips. We will reserve your unit for a future date at your request. All policies regarding reservations apply.

We look forward to welcoming you as one of our special Guests in one of our very special units. You will love every minute of your stay.

Hurricane Season (June 1st through November 30th) Refund Policy:

After Arrival: If a government agency orders an evacuation of the area in which your vacation rental is located due to a hurricane or if electrical power is lost for more than 24 hours due to hurricane conditions, Guests will be asked to vacate the unit and a refund for time not used will be provided.

Prior to Arrival: We honor a 100% refund of all monies paid if the National Hurricane Center issues a hurricane warning for the Jacksonville area within seven (7) days before the scheduled arrival date. The Guest may call in advance to cancel their reservation without any cancellation fees and all monies paid will be refunded in full.

Cancellation Policy is as follows:

More than 60 days prior to arrival date: Full refund.

30 to 60 days prior to arrival date: Full refund less \$250 cancellation fee.

15 to 29 days prior to arrival date: 50% refund less \$250 cancellation fee. If we are able to rent the unit to another Guest: Full refund less \$250 cancellation fee.

Cancellations less than 15 days to the day of arrival, early departures after check-in, or no-shows will result in a 100% loss of all monies paid including the security deposit.

We require that all cancellations be in writing and scanned to tocoha@yahoo.com.

I have read and accept the above rental agreement. Please check box and sign on the line below.

Signature

Date