

# **WDW Villa - Windsor Hills Resort Rental Agreement**

Please fill out this form and return via email to: [info@wdwvilla.com](mailto:info@wdwvilla.com) (preferred)  
Or fax BOTH PAGES to 1 215 368 7103

## **General Terms:**

The signing of this form confirms the acceptance of the terms and conditions set out below and shall be binding on all the persons intending to occupy the property whether or not such persons have signed the form. It is understood that all parties have read and understood the terms and conditions posted on the [wdwvilla.com](http://wdwvilla.com) website at the time of this booking. You accept full responsibility for the condition and contents of the property during your stay, and will inform other party members of these conditions. Your party shall be jointly and severally liable for any damage or loss to the property during your stay. You hereby authorize the owners or their agents to charge your credit card listed below for any damage/losses/expenses caused by your party.

## **Rental Period and Occupancy:**

The rental period runs from 4PM local time on the day of arrival until 10AM local time on the day of departure. Unauthorized early arrivals or late departures will result in additional charges. The property may only be occupied by a maximum of 8 persons, per Florida law. The accommodations are booked solely for persons named on the rental agreement and the owner or management company reserves the right to refuse entrance to any parties not so named. The property is fully licensed for short-term rental in Florida. Everyone occupying the house, including ages, must be listed on the booking form including small children and infants. It may, on occasion, be necessary for staff or agents of the owner or management company to enter the premises in order to perform routine maintenance or repairs.

## **Rental Payment:**

A 25% deposit is required at the time the reservation is made to confirm and hold the reservation. All reservations must be paid in full eight (8) weeks prior to the date of arrival or they are subject to cancellation without notice. Reservations for an arrival within 8 weeks must be paid in full at time of reservation. If paying by credit card, your card will be charged at this time. If payment is not received, your reservation may be cancelled and your deposit may be forfeited. No reservation is confirmed until the booking deposit is paid.

## **Security Deposit:**

A credit card number must be given for all reservations to act as a security deposit. This credit card may be charged to cover extra accommodation costs or loss or damage to the rental property in excess of normal wear and tear during the period of rental. Guests will be notified within 7 days of any charges made to the card. The property should be left clean and undamaged. If the property is not left in a suitable condition, it may be necessary to charge the security deposit for costs to cover extra cleaning. Any telephone calls not made on a credit card or calling card will be charged to the security deposit.

## **Liability Limitations:**

The Owners and management Company of the property accept no responsibility whatsoever for the death, personal injury, illness, accidents, loss, or damage to persons or personal belongings however caused. The use of all accommodations and all amenities, including the swimming pool and hot tub is entirely at the users own risk. Children (and adult non-swimmers) must at all times be supervised by responsible adults when using the swimming pool. Glass is not permitted within the pool area. The owners and management company cannot accept any liability for any loss of rental time due to travel problems, flight delays, cancellations, terrorist acts, industrial disputes or any events, which are outside our control, including any form of Force Majeure. The owners cannot accept any liability for failure of public supplies such as water, electricity, gas supplies or air conditioning supplies or of pool heaters. Nor for the consequences of the actions or omissions that may supply or control main services, or any actions taken in the vicinity of the property by any authority over which there is no control.

By signing this agreement, you understand and agree that the property owner is to be held free and harmless from all liability and claims for injury of any kind to any person (including you, your family and/or guests) or for property damage of any kind whatsoever from any causes whatsoever while in, upon or connected with the premises in any way during the term of this agreement or during any extension of this agreement

## **Agent:**

Palm Tree Vacation Homes is our agent in the area. Check in and out is at the Palm Tree office located at 5047A W. Irlo Bronson Memorial Highway (Hwy 192), Kissimmee, Florida. They take care of cleaning services, inspections and any maintenance issues that may arise regarding the home. For maintenance and cleaning issues, they can be contacted at 407-397-9640.

## **Cancellation:**

All cancellations must be received in writing. In the event that a guest cancels a reservation, or the owners or management company have to cancel the arrangements due to non-payment of the balance due within the time allowed before departure, cancellation charges will be made as follows:

More than 8 weeks before arrival date: \$50.00 USD cancellation fee.

Between 4 and 8 weeks before arrival date: 50% of rental amount

Less than 4 weeks before arrival date: 100% of rental amount.

If the possibility of a cancellation concerns you, please look into trip cancellation insurance. There are several sites online that explain the policies, and offer this service. Please visit one of the many sites such as [InsureMyTrip.com](http://InsureMyTrip.com) or [TravelSafe.com](http://TravelSafe.com) for more information.

## **Damages:**

By signing below, I certify that I am over the age of 25 years old and I agree to all terms and conditions of this agreement and I authorize any payments for accommodations, cleaning fees, extra occupants, smoking inside the home, broken or disappeared property, utilities or damages be charged to my credit card below. A \$250 authorization will be placed on this card upon my arrival, however in the event charges exceed this amount, I authorize payment by the below credit card for additional costs due to cleaning, repair of damages or replacement of missing or damaged items.

**Governing Law:**

All reservation of the resort accommodations and the use and occupancy of such accommodations shall be governed by the laws of the State of Florida. All disputes between owners and renters shall be subject to the exclusive subject matter and personal jurisdiction of the courts in Montgomery County, Pennsylvania. In the event of litigation between renters and the owners, the prevailing party shall be entitled to all costs incurred, including reasonable attorney's fees.

I have read, understood and agree to be bound by the terms of this agreement:

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Home Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Drivers License Number or Passport # (if non-US citizen) \_\_\_\_\_

Individual(s) to occupy property:

1. Full Name: _____ Age: ____	5. Full Name: _____ Age: ____
2. Full Name: _____ Age: ____	6. Full Name: _____ Age: ____
3. Full Name: _____ Age: ____	7. Full Name: _____ Age: ____
4. Full Name: _____ Age: ____	8. Full Name: _____ Age: ____

Check in date: \_\_\_\_\_

Check out date: \_\_\_\_\_

Quoted Price (including taxes): \_\_\_\_\_

I confirm that I have supplied the following credit card information requested to secure use of the rental of the property and/or security deposit and I accept in full the conditions of occupancy stated above

Visa/MasterCard/Discover Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ CVV Code: \_\_\_\_\_ (located on back of card)

(Note: The name and Home Address above **MUST** be the same as the credit card holder's name and billing address)

Signature of cardholder: \_\_\_\_\_