

Uniglobe

3694 Union Avenue
Hapeville, GA 30354
Phone # 404-925-3440 (Cell)
Email: floridavacationrentals@gmail.com

Tel: (678)533-5550

Fax: (678)533-5565

Rental Agreement

Please complete this contract and credit card authorization form and submit it to us.

Thank you for choosing Uniglobe to make your vacation a memorable one. Now that you have found the property which is right for you, the next step is to arrange for a reservation. You can download this file, complete the fields below, print and fax this document to our **secure fax machine** to confirm reservation. All personal data is treated with extreme care and is filed in a secure environment. Please send the signed originals via US Postal Service at the address listed above.

Please read this contract in its entirety and carefully, (especially all the terms and conditions) **complete each item and initial each page before faxing this rental contract back to Uniglobe. UNCOMPLETE CONTRACTS WILL NOT BE PROCESSED.**

An original of this contract **must** be sent via US Postal Service (or FedEx for International clients). Along with this contract please fax a copy of your **government issued ID card, driver's license and or passport copies** to ensure smooth transaction. Please feel free to call if you have any questions.

Security Deposit

All reservations require a USD \$500/- Deposit. This deposit is refunded to you following your check-out. This deposit amount will be charged separately and in addition to your rental amount to your credit card on file.

If you are booking more than 4 weeks before the start of your rental date, only the deposit will be charged to your credit card. All remaining rental monies are due 4 weeks prior to the actual rental check-in date. Upon receipt of your contracts and your check-in dates are within 4 weeks from the start of your rental dates, full rental amount plus the security deposit will be charged on your credit card.

If you choose to use a credit card to pay for your reservation please complete the credit card authorization form in its entirety, **sign and put check mark where required on the form and fax then mail the originals back to us.** In order to protect you and us, we need to have your credit card information on file, with signed authorization from you to make payments for your security deposit, vacation rental charges, cleaning fees and government taxes.

We do not accept checks of any kind. Uniglobe also accepts PayPal payments and are preferred over credit cards. PayPal customers may use credit cards and or bank wire transfer to pay for their vacation rental. PayPal payments are credited/remitted to our accounts immediately. This guarantees your reservation immediately upon receipt of such PayPal payments.

Travel Insurance

We strongly suggest you take out Travel Insurance policy to protect you against any unforeseen medical emergency, family emergencies, hurricanes or any other circumstances which would preclude you from traveling.

Again thank you for choosing Uniglobe, we sincerely hope you have the best vacation you ever had.

Thank you
Management

Initial Here _____

Credit Card Authorization

Company/Card Holder Name: _____

Card type: Master Card, Visa Debit Card PayPal. **Please check one.**

Credit Card #: _____

Expiration Date: _____ CVV2 Code: _____

Total in USD\$: \$ _____

Billing Address: _____

City, State, Zip: _____
or, Postal Code

Country: _____

- **Please Note Billing Address has to be the same as one listed on your credit card bill.**

(Please Check here) (Required)

I have read and agree to the terms and conditions written on this rental contract listed below.

Rental Payment Authorization

(Please Check here) (Required)

By checking this box, the cardholder authorizes Uniglobe to charge the aforementioned credit card for payment of the property rental, cleaning fees and government taxes as stipulated in the reservation contract.

Security Deposit Authorization

(Please Check here) (Required)

The cardholder hereby authorizes Uniglobe to charge the aforementioned credit card the \$ 500/- security deposit as required by this rental contract. I also understand that I will be charged for any damages beyond the \$ 500/- security deposit if applicable. It is understood that I am responsible for ensuring that the property is left in a reasonable condition of cleanliness and in the same condition of repair as when I take occupancy. I also understand that I can be held personally liable for repairs and loss of rental income if property is damaged where extreme repair work is required to fix it to its original condition.

Card Holder Signature: _____

Card Holder Name: _____

Today's Date: _____

*Along with this contract please fax a copy of your **government issued ID card, Drivers license and or Copies of your Passport showing your credentials. Please make sure that you do not send CC#'s or other personal information via email. Please call the number listed above to confirm and pay for your reservations or fax us such information at 678-533-5565.**

Initial Here _____

Terms and Conditions

Contract

This contract represents the entire agreement between Uniglobe (agent) and Customer (renter/client). This contract replaces all prior understandings (oral or written) covering the subject matter and can be changed only in writing and signed by both parties. No firm reservations can be made until both the signed Reservation Contract and the deposit or full payment have been received by Uniglobe.

Payment

If customer has reserved units in advance and has only paid the \$ 500/- deposit as required, remaining balance of the rental amount is due four weeks prior to check-in date. If booking is within four weeks of the rental date, the entire contract price plus the security deposit must be paid within 24 hours of signing this contract. If any payment is not made within the times set forth herein, Uniglobe may treat the contract as canceled, and customer will lose the \$ 500/- deposit. We only accept funds in US Dollars. Refunds if any will be made in US Dollars only within 14 days of check-out.

Cancellation

Condos, Rentals by owner and apartments are not commercial entities like hotels. Properties offered by Uniglobe must be booked far in advance and are not easily re-rented. **We strongly suggest you take out Travel Insurance policy to protect you against any unforeseen medical emergency, family emergencies, hurricanes or any other circumstances which would preclude you from traveling.** All cancellations must be in writing and become effective on the date of receipt by Uniglobe. Cancellation charges will be levied as follows: (i) on receipt of the cancellation letter 30 days or more before the rental period the charge will be equal to the booking/security deposit, (ii) on receipt of the cancellation letter less than 30 days before the rental period the charge will be the full amount of the rental.

Client Responsibility/Security Deposit

A credit card authorization is required for all properties as security against property loss, damage, unpaid telephone long distance charges and/or utility or other charges. Client is responsible for ensuring the property is left in a reasonable condition of cleanliness and in the same condition of repair as upon arrival. Any excessive cleaning, loss or damage to the property, debts, loss of rental income or charges incurred will be itemized and charged to the Client Credit Card. Clients are required to act in a responsible manner at all times, and to act with respect towards other guests, neighbors, the owner and their staff. Uniglobe reserves the absolute right to require any individual to vacate a property for disruptive behavior, in which case there would be no refund of any rental payment.

Number of Occupants

The total number of guests staying at the property may not exceed the number specified on this contract or listed on house rules. House rules can be found on the refrigerator or on the main door of each unit. If the number of occupants in the unit at any given time is found to be over the maximum allowed as stipulated in this contract, the owner reserves the right to refuse entry, forfeit your rent, deposit and evict the entire party. THIS CONDITION IS STRICTLY ENFORCED.

Pets and Smoking

PETS ARE NOT ALLOWED on any of our rental properties. If pets are found in the unit at any given time, the owner reserves the right to refuse entry, forfeit your rent, deposit and evict the entire party. THERE IS ABSOLUTELY NO SMOKING ALLOWED IN ALL OUR RENTALS. Due to fire code and insurance purposes, smoking is not allowed inside the condo and grills are not allowed on the balconies. There are NO exceptions to NO SMOKING AND NO PETS policy and it is STRICTLY enforced. Upon check-out If customers are found to have smoked or had pets in our property, customer will be charged the entire \$ 500/- security deposit. Smoking is allowed outside the condo in all common areas or the unit's balcony or patio.

Additional expenses (if applicable)

The rental property and any facilities or services expressly included in the written information provided by Uniglobe are included in the contract price. Normal use of gas, electricity and water are also included unless otherwise stated in the price list. Maid services can be arranged on some properties for an additional price (see information on the refrigerator or exit door).

Paperwork & Keys

After full payment of the contract price and all paperwork is completed, customer must call a day before check-in to make arrangements to retrieve keys to the rental unit. Uniglobe will supply the Client with additional information required to occupy the property. Keys are to be turned in as requested by our staff at Uniglobe at the time of check-in. There will be a \$ 20.00 key charge for all missing keys not turned in. Customer must call in and inform Uniglobe immediately upon check-out so that no additional late charges are incurred on their credit card.

Arrival and Departure Times

Unless otherwise agreed, Clients should arrive for check-in after 4 PM on the day of arrival and vacate the property by 10 AM on the day of departure. Earlier arrival may be possible (No earlier than 1:00 pm) if the rental property is clean and ready to be occupied. If arriving late, please make prior arrangements with the owner or Uniglobe.

Promotional Information

Uniglobe has taken care to ensure the accuracy of all information and descriptions contained in its brochures and promotional material at the time prepared, however, nothing in those materials shall be treated as a term or condition of this contract. Uniglobe shall not be liable with regard to any difference of opinion as to the condition or quality of the properties, or the surrounding area, nor for temporary defects or stoppages of any utilities. Properties may not always appear exactly as pictured or described due to normal wear and tear, changes in furnishings and changes after materials were prepared.

Initial Here _____

Complaints

Should any problem occur with the property, Client must immediately (within 24 hours) notify the property owner or manager. The Client should also inform Uniglobe. Routine maintenance calls are handled on a first-come first-serve basis. Emergencies with air conditioning, plumbing, heating and electricity are considered priority calls and will be addressed as soon as a qualified technician becomes available. The Client should allow the owner or manager reasonable time to remedy the problem, or to find a suitable replacement property. Vacating the property without Uniglobe authorization does not constitute an adequate cause for a refund. The Client is responsible for informing Uniglobe of any complaint and allowing it a reasonable opportunity to remedy the problem during the rental period; failure to do so will void any claim following the rental period. **ABSOLUTELY NO REFUNDS OR RATE ADJUSTMENTS** will be made for mechanical failures or acts of GOD. A cell phone number is provided to all customers for after hours or weekend emergencies.

Changes or Cancellation by Owner or Uniglobe

Uniglobe reserves the right to modify or cancel this contract at any time in any case where it is necessary to do so as a result of a force majeure, or any other occurrence outside the control of Uniglobe. In the event of any change or cancellation by the property owner, Uniglobe shall inform the client promptly and shall endeavor to offer the Client substituted properties. The Client will have a choice of accepting the substitute property and paying or receiving the difference in rate for the new property, or Uniglobe will refund all monies paid. In the event of changes or complete cancellation Uniglobe liability will be limited to the refund of all monies paid. In no event will Uniglobe be responsible for any consequential or incidental damages, including travel expense, alternative lodging, or other expense.

Liability

Client acknowledges that Uniglobe does not own any rental accommodations and undertakes only to act as agent for the owner of the property. As such, Uniglobe shall not be responsible or liable for any accident, loss, damage, injury, or inconvenience arising from the rental, except insofar as that occurrence is caused by the direct negligence of Uniglobe or that of its employees. All claims of accident, loss, damage, injury or inconvenience are acknowledged to be solely between the Client and owner. Uniglobe does not accept liability for any loss or damage caused by weather conditions, riot, strikes, sickness, acts of God or any cause beyond its control.

Jurisdiction

Uniglobe and its Client agree that this contract shall be governed by the Laws of State of Georgia, and that exclusive jurisdiction over all disputes arising out of this contract shall be in the courts located in Atlanta, Georgia.

X _____
Customer/Renter/Client/ Date

X UNIGLOBE MANAGEMENT
Uniglobe
3694 Union Avenue
Hapeville, GA 30354
678-533-5550 (DID)
678-533-5565 (Fax)

Your Contact Information

Name: _____

Email: _____

Phone: _____

Fax: _____

Address: _____

City, State, Zip: _____

Country: _____

Reservation Details

Property: Mr. Sunshine (Beach House)

Party Size: _____

Arrival Date: _____

Departure Date: _____

Contract Total in USD\$ _____

(Including Cleaning Fee and Florida Sale Tax)

Cleaning Fee and Florida Sales Tax:

There is a one time cleaning fee of **USD\$ 125.00** for the main house. There is an additional charge of **USD\$ 25.00** for hot tub cleaning if hot tub is used. There is a **USD\$ 75.00** charge for cleaning the studio. If renting this house along with the studio and using the hot tub, please add all 3 amounts to the total rental price. For all Uniglobe properties this cleaning fee amount is discussed over the telephone and should be filled in above. Florida sales tax of 10.5% is also added to the total price. Uniglobe lists all other miscellaneous charges (See notice on refrigerator), however, some extra items may not be listed and the renter should check on pricing when requesting any additional services.

Rental Deposit

Upon confirmation of availability of the property and once we receive your paperwork via fax, your card will be charged for either the required 100% of the rental plus the deposit if reserving rental property with-in four weeks prior to your arrival date or only \$ 500/- security deposit.

Security Deposit

Authorization to charge a credit card is required as security against property damage or loss of revenue due to damages over \$ 500/- and or unpaid charges or debts for any additional services ordered. E.g long distance charges etc. This Credit Card Authorization form which accompanies this contract must be signed to provide this authorization.

Agreement

I have read and agree to the conditions of this Rental Contract, including those listed in the Terms and Conditions above. I understand that I am committing to the rental of the property listed above for the period stipulated and to the payment of all amounts due under this Contract.

Signature: _____

Initial Here _____