

### OCEAN GALLERY RENTAL AGREEMENT

1. **CHECK-IN TIME 4:00 PM CHECK-OUT TIME IS NO LATER THAN 10:00 AM. THESE TIMES WILL BE STRICTLY ENFORCED.** Any late arrival will be accommodated by the front gate staff. Please make payment the following morning at the rental office. If you find any problems with the rental unit, please notify us as soon as possible. When you leave the rental unit, please lock all windows and doors and return the key to the rental office. Early check-outs may leave keys with the guard at the gate or in the drop box by the rental office.
2. The balance due on the rental units must be paid the day you check in. Please pay by cash, check or Master Card/Visa/Discover. The key to the rental unit will be given when the balance due has been paid. Subleasing is prohibited.
3. No reservations will be confirmed until a non-refundable booking deposit and refundable security deposit has been received in the rental office. The non-refundable booking deposit is \$50.00 per reservation. The Security Deposit is \$200.00 in High and Low Seasons, \$400.00 for Premium Season.
4. A cancellation fee of \$ 200.00 in High and Low seasons, \$400 in premium season will apply to all reservations cancelled 60 days or less prior to scheduled arrival. For monthly reservations the cancellation period is 90 days or less prior to the arrival.
5. **REFUNDS** cannot be made due to cleaning issues, inclement weather or mechanical failure of equipment. In the event of a hurricane watch no refunds will be given. Only when a **MANDATORY** evacuation has been issued by St Johns County will consideration be given for refunds.
6. **Phone calls** in rental units are local calls only. Please use credit cards or reverse charges for long distance calls. **Wireless Internet** – For your convenience, wireless internet is provided at no cost to you. It is your responsibility to control the usage made of the Internet and the sites visited by you and/or your guests. Any charges incurred as a result of your Internet usage during your stay will be your sole responsibility. Ocean Gallery Properties, Inc. and Ocean Gallery Property Owners Association, Inc. disclaim any liability for the security of any information you transmit over the Internet or have stored in your computer; please be guided accordingly. Ocean Gallery Properties, Inc. and Ocean Gallery Property Owners Association, Inc. disclaim any liability for any computer equipment or other electrical devices, which you may expose to the elements or leave unattended inside or outside of the unit or in an unsecured location. The security and safety of your equipment is your responsibility. Please ensure your belongings are properly secured at all times.
7. **NO PETS ARE ALLOWED.** Violators will be asked to leave and receive no refund. **No charcoal grills are allowed.** Grills are provided at most pool areas.
8. Boats, trailers, jet skis, motor homes, camper, buses, RV's etc. are NOT permitted on the property.
9. You are allowed two vehicles that must be parked in the designated parking spaces or be towed by away at the owner expense. Vehicle passes must be displayed while on the property. Two additional visitor passes may be requested on a per day basis.
10. No under the age of 25 will be allowed to check-in unless financially responsible-totally liable. A person over the age of 25 must be available on the resort premises at all times during occupancy of each unit occupied. Overall, no one, regardless of age will be allowed to check into a unit without the authorization of the registered party.
11. **DESTRUCTION OF PROPERTY:** There shall be no marking, marring, damaging destroying or defacing of any part of the Ocean Gallery land facilities. Lease shall be held responsible for, and bear any expense of such damage caused by the lessee or his family, guests and /or invitees. We are not responsible for articles lost, stolen or left behind on the Property.
12. These facilities are provided by our owners and are for the use of **REGISTERED GUESTS ONLY.** Overnight occupancy shall not exceed 8 persons for 3 bedroom units and 6 persons for 2 bedroom units. Some units have additional restrictions.

**WE RESERVE THE RIGHT TO** retain deposits, refuse rental or to discontinue occupancy if in our judgment your occupancy of the unit is detrimental to the property.

**ALL RENTALS ARE GOVERNED BY THE CONDOMINIUM RULES AND REGULATIONS. ANY VIOLATION OF THESE RULES AND/OR THE COMMUNITY RULES (see exhibit rule doc 1) LISTED WILL RESULT IN THE EVICTION FROM THE PREMISES AND/OR FORFEITURE OF ALL MONIES COLLECTED.**