

Panhandle Property Management Rental Conditions

1. Check in is at 3pm Central Time. **Please do not call prior to 1pm Central Time regarding early check in.** We do not guarantee a 3pm check in this is only an estimated time to finish all necessary work to assure a clean unit upon arrival. There will be no refunds due to housekeeping issues, if there are any issues please notify our office and the issue will be resolved.
2. Please note that we must have full payment upon arrival for any guest to enter the unit.
3. Immediately upon check in please inspect the unit and report all damaged or missing items to our office. This will allow us to replace them for your stay and avoid items you being charged to you. Linens and paper products are provided for you at the beginning of your stay. They include garbage bags, paper towels, dishwasher tablet, soap and toilet tissue. After the beginning round you will be responsible for replacements during your stay.
4. The registered guest checking into the unit is responsible for any and all damage due to anyone staying in or visiting the unit. At all times you must have ONLY the number of guest checked in by Panhandle Property Management. Any additional guest in the unit is subject to an additional fee. Attempting to “cram” guest into any unit will result in eviction and no refund will be given.
5. NO PETS are allowed. If any evidence of a pet is found you will be asked to vacate with no refund.
6. All properties allow two vehicles. Any additional vehicles need to be mentioned at booking time and the additional rate will be given.
7. Not all units have landlines or Wi-Fi please be aware of this prior to arrival.
8. NO SMOKING inside any unit. Smoking inside the unit will result in guest having to vacate with no refund.
9. Grills are NOT allowed on balconies per Florida Law.
10. Do not throw any items from the balconies or walkways, you will be evicted immediately. Do not hang anything from balconies. Do not feed the birds from the balconies.
11. NO refunds or discounts will be given for early departures, mechanical problems or maintenance issues. We cannot guarantee all amenities will be working during your stay due to maintenance issues that could occur without our knowledge. We will not give refunds or discounts due to routine maintenance or unexpected repairs to the complex in which you are staying. We will make every effort to repair all issues inside any unit in a timely manner but cannot control manufacture warranty items out of our control.
12. Panhandle Property Management will not be responsible for personal loss, theft or damage. Please do not leave valuables in the unit. Lock all doors and cars and park only in the designated areas.

13. Before departing please take out all trash, empty all cabinets and refrigerator of all food, place dirty dishes in dishwasher and start a cycle. Turn off all lights and place thermostat on 76 during summer and 66 in winter. Check all closets and rooms for personal items. Panhandle Property Management will not be responsible for any items left inside any unit. Any guest that does not follow the check out procedures will be subject to pay a cleanup fee up to \$100.
14. Check out is a 9am Central Time. Anyone still occupying a unit after 9am will be subject to a \$100. per hour fee for every hour. Leave ALL pool tags, pool bands and parking passes inside the unit on the kitchen bar to avoid fees.
15. Refunds for weather related issues will be only under mandatory evacuation circumstances.
16. Damage during your stay can sometimes occur. If something gets damaged please notify our office immediately. We will have this resolved immediately and only charge the amount for the repair. After departure the amount of the repair plus \$250 will be charged to the guest.
17. Upon booking your credit card will hold the unit until your arrival. If you must cancel your stay please do so 45 days prior to your check in date.

Cancellation Policy:

Cancellations within 22 to 45 days of your arrival date will result in a \$250 fee.

Cancellations within 0 to 21 days of your arrival date will result in 50% of your rental rate

18. Group rates: Ball teams, weddings, etc. in which several rooms are booked for a group rate. Upon booking each registered guest will be charged a \$250 deposit. 60 days prior to arrival 50% of the reservation balance will be due. Cancellations within 60 days of check in will forfeit all money paid.

NOTICE : BY PLACING YOUR CREDIT CARD AS A HOLD ON THE UNIT YOU ARE AGREEING TO BE BOUND BY THESE RULES. YOU AGREE TO BE RESPONSIBLE FOR ALL OTHERS IN YOUR PARTY AND FOR ALL OTHER VISITORS TO YOUR UNIT OR TO THE PROPERTY.

Guest Name: _____

Guest Signature and Date: _____