

CARIBBEAN RENTALS

2006 - 2007

General Information

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Nick Pandelos, Manager
Lic. Real Estate Broker

- 1. Check-in time is between 1:00 and 4:00pm. Check-out time is by 10:00am. There are no Sunday check-ins unless the 1st of the month falls on that day.
LATE ARRIVALS: Arrangements must be made prior with management.**
- 2. Rentals are subject to State and Local taxes. Cleaning and Administrative fees are to be paid by the guest.**
- 3. A \$300.00 deposit is required for each reservation. Cancellations must be made 60 days prior to scheduled date of arrival in writing or rental deposit will be held as liquidated damages.**
- 4. Payments MUST be made by CERTIFIED CASHIERS CHECK, TRAVELER'S CHECK OR CASH. PERSONAL CHECKS AND CREDIT CARDS ARE NOT ACCEPTED.**
- 5. Payments are made payable to:**

Pandelos Real Estate, LLC./
Caribbean Rental Escrow
- 6. Long distance phone calls can only be made using your long distance calling card, credit card or reversed charges.**
- 7. Units are for a maximum occupancy of 4 persons in 2 bedroom and 6 persons in 3 bedroom units unless prior arrangements have been made through management. Additional guests staying longer than 3 days add \$25.00 per person per week.**
- 8. SUBLETTING IS PROHIBITED.**
- 9. Guests are responsible for electric bills over \$175.00 per month.**

- 10. No refunds will be made for appliance or air conditioning failure or breakdown. Repairs will be made as quickly as possible.**
- 11. From time to time, owners decide to sell their units. If the owner should decide to place their unit on the market, you agree to cooperate with the listing office in permitting the unit to be shown if you are given a 24-hour notice.**
- 12. Linens and house wares are provided; however, beach towels and chairs may not be included. Since units are privately owned, décor and equipment WILL VARY. Equipment rental for cribs and rollaways is available.**
- 13. Unit will be cleaned before arrival and after departure. Deductions will be made from your deposit for damage to the unit or extraordinary cleaning services that are required.**
- 14. NO PETS are allowed in any rental unit.**
- 15. The Caribbean is a beautiful home to many people and vandalism WILL NOT be tolerated. 24-hour surveillance throughout complex. LESSEE'S are responsible for their actions and those of their guests**
- 16. Motorhomes, trailers, boats, jet skis and large trucks are PROHIBITED unless you have approval of the Board.**
- 17. Smoking is PROHIBITED in all rental units and Condominium Common Areas. Guests are permitted to smoke on individual unit balconies.**
- 18. Cable TV is provided in all rental units.**