

Rental Agreement and Contract

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than **6** persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk. Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent.

The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.

Rental Agreement

In between

Mr Rüdiger Singer (owner/landlord)

Telephone: 0041 33 823 12 08

Cell Phone: 0041 79 231 58 63

Email: r.singer@outlook.com

and (tenant)

Telephone:

Cell Phone:

Email:

is agreed as follows:

1. Rental Property

The landlord rents to the tenant, the Floridahome Feelgood

Address: 1406 SW 11th St
Cape Coral
33991
Florida / USA

Decisive for the quality of the rental property, the information on the homepage, <http://floridahome-feelgood.com> at the time of signature of this agreement.

Rental is for the purpose of use as a holiday home for (2) and persons (0) children under 10 years.

Name Tenant 1: Enter age:

Name Tenant 2: Enter age:

Name Tenant 3: Enter age:

Name Tenant 4: Enter age:

Name tenants 5: Enter age:

Name tenants 6: Enter age:

It is the house rules. The tenant is entitled to use the facilities in accordance with this Policy.

2. Lease, Keys, Return

The rent is for the period from arrival (.....) to departure (.....)
The key is stored in a key box. The code you are going to receive after receipt of the total rent amount 2-3 days before arrival.
The house may be effected on arrival from 4pm.
Not later than the following day of arrival, the property management company will introduce to you and provide you with interesting facts about the house and surrounding area.
The departure must take place on the day of departure between 10am and 11am. Please make a most precise date from the property management for the handover.

Contact Property Management:

Company: Sunflower Property Management Inc.
Name: Monika Buhr and Joachim Kohring
Phone / Cell: +1 239 672 4282 or +1 239 240 3397

After the end of the rental period the tenant has vacated the property and swept clean (dishwasher, barbecue cleaned etc.) in a proper condition to the above-mentioned property management to hand over.

3. Rent

For the transfer of the rental property, including the following services:

Exclusive use of the Floridahome Feelgood + Pool, German/English-speaking property management, water, electricity (US\$ 25,00 per week), Internet / WiFi, cable tv and telephone (national only), pool and garden service, towels, linens,

Following payment conditions apply:

The deposit US \$ 500.00 is payable to the property manager on site in the rental. You will be refunded upon proper return of the house in cash. Report any damage and incurred additional costs can thus be offset.

When booking through HomeAway, TripAdvisor and their networks, the deposit will be debited with the rent. If there are no objections to the tenancy, the deposit will be fully paid back again in about 7 days after your stay.

Service Property Management (including 11% Florida Tax)	\$	
Cleaning = (including 11% Florida Tax)	\$	
Rent = (including 11% Florida Tax)	\$	
HomeAway Service fee =	\$	
Enter total rent =	\$	
Additional costs of electricity = If using more than US\$ 25,00 per week	\$	x 0,15/kw =

Cancellation policy:

10% of the total amount to 6 weeks before arrival
25% of the total amount to 4 weeks before rental
50% of the total amount to 2 weeks before arrival
100% of the total amount to 1 week before arrival

4. Other provisions

The house is a Nonsmoking home!
Smoking is permitted on the terrace with windows and doors closed and in the pool area.

There are no pets allowed.

5. Appendix: recommendation of a travel insurance


The owner recommended the tenant to take out a special holiday home in leisure tailored travel insurance including cancellation.

6. Approval Conditions + House Rules + Legal Information

By signing the rental agreement explains the tenant and the persons booked with agree the Approval Conditions + the House Rules + legal information.

Matten b. Interlaken, February 23, 2017

Place and date

A handwritten signature in black ink that reads "Rüdiger Singer". The signature is written in a cursive style with a large initial 'R' and 'S'.

Rüdiger Singer

Signature Tenant

After signing and receipt of the countersigned rental agreement, the bank account details of the landlord will made available to you. The total amount is to be paid within 7 days.

Guests booking through HomeAway, TripAdvisor and their networks the total rent is due immediately.