

Soulakos Properties
313 Dividend Dr., Suite 200, Peachtree City, GA 30269
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Rental Lease Agreement

This is a rental Lease Agreement for the SUNBIRD CONDO UNIT 810E, (on the eight floor of the East building) located in 9850 South Thomas Drive, Panama City Beach, FL 32408, Between Constantin Soulakos (Owner) and _____ (Renter) Checking in on _____ at 4:00 PM and checking out on _____ at 10:00 AM for a rental fee of \$_____, deposit of \$200.00 plus a cleaning fee of \$65.00.

Check in time is 4:00 P.M and Checkout time is 10:00 AM is strictly enforced!

Full Payment is expected no later than three (3) weeks before arrival date by check, money order, or cashier's check. For Credit Card please fill the Credit card Authorization form bellow. Lease agreement needs to be signed and mailed or faxed to 770-487-6903 with all sections filled completely. **A copy of a valid driver's license or other picture ID as a passport shall be faxed or mailed in!**

Deposit: A refundable security deposit check of \$200.00 needs to be received within 3-5 days of the reservations. The deposit will be returned one week after departure provided that all conditions of the agreement have been met and no damages to the unit or the contents of the unit. Please call us at 770-487-6546 or cell 770-757-3859 and report any damages and problems you may find upon your arrival.

Cancellation Policies and refunds: Deposit plus 10% cancellation fee will be charged for cancellations 21 days prior to arrival. Deposit plus 50% cancellation fee will be charged for cancellations 14 days before arrival. Full rent will be charged but refund of deposit and cleaning fee will be given for cancellations less than 2 weeks before arrival.

No refunds of rent for early checkouts. Early checkouts due to bad weather do not qualify for rental refund. In case of mandatory evacuation by the state or federal authorities, prorated refund will be provided. Cleaning fees and deposit will not be refunded.

Restrictions: You have to be 25 years of age to be eligible to rent this unit. No subletting is allowed. Only the people listed under this agreement are allowed to sleep in the unit. Younger members of the family are not allowed to be left in the unit alone. There is **NO SMOKING** and **NO PETS** allowed in the Unit. This unit will sleep a Maximum of six (6) people.

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Condominium conduct: Renters and their children should obey the rules of Sunbird condominiums. Also be polite to other renters and owners while on the grounds. Renters that create problems and disturb others to the point where Panama City Beach police is called will be evicted immediately and no refund will be given for deposit or rent. Renters or their guests, failing to follow the rules of the condominiums, or causing damages, for any reason, will be evicted and no refund will be given for deposit or rent.

Condominium Parking Fees: Renters are responsible for the Parking fee. The current rate is \$15.00. Rate may change without notice!

Liability: The Owner of the unit assume no responsibility for any loss or theft of a renter(s)'s personal property.

Any violations of the above terms and restrictions will result in loss of the deposit and renter(s) will be responsible for damages or additional cleaning fees.

Renters Names: _____

The number of renter(s) _____ adults _____ children.

Renter's Home address: _____

City: _____ State: _____ Zip: _____

Renter's (home/work) phone: _____ Cell : _____

E-mail address: _____

I have read and will abide to the terms of this rental agreement.

Renter's Signature _____ Date _____

CREDIT CARD CHARGE AUTHORIZATION Page 3

Name on Card: _____

Company: _____

Address: _____

City: _____

State/Province: _____

Zip/Postal: _____

Phone: _____

Email: _____

O/S (if applicable): _____

Card Number: _____

CVV2: _____

Card Expiry (MM/YY): _____

I hereby authorized **ExecuSoft Controls Inc.** to charge my credit card for the amount of \$ _____ for rental of Sunbird Condo 810E for _____ days. An attached agreement for the rental is accompanying this credit card authorization.

Note: For Refund rules please refer to the rental agreement.

Note: Your Credit card bill will show **ExecuSoft Controls Inc.** instead of **Soulakos Properties.**

We have the credit card machine through **ExecuSoft Controls Inc.**, our computer company.

Signature: _____

Date: _____