



## Rental Policies

**RENTAL PAYMENT METHOD:** JRMI accepts Visa, MasterCard, Discover, US Travelers Checks, Cashier checks, or Cash. Payment by credit card can be made online in Jamaica Royale website. We accept only personal checks written on a US bank, in US funds and received at least **30 days** prior to arrival. Checks are to be made payable to Jamaica Royale Management, Inc. A credit card will be required to be on file 15 days or more prior to check-in. Please choose one of the following methods of payment:

**\*SECURITY DEPOSIT:** Upon check-in, the \$350 *Advance Reservation Deposit* converts to a security deposit, which may be applied to Renter's damage (if any) to the Condo and its contents or other Renter's breach of this Agreement. JRMI will return any unused portion of the security deposit within 30 days of departure. Please note that any damage expenses exceeding the security deposit will be charged to the credit card on file. All abandoned deposits will be forfeited to JRMI. Deposits are abandoned after a period of two years with no communication from depositor.

**CANCELLATIONS AND REFUNDS:** A reservation must be cancelled 31 days or more prior to arrival date. Upon cancellation of 31 days or more, \$250 will be refunded to the Renter and a \$100 administrative fee will be retained by JRMI. If a reservation is cancelled 30 days or less prior to arrival all monies received by JRMI will be retained. If JRMI is able to rent the Condo for the same period of time, all monies will be returned to the Renter minus the \$100 administrative fee. *Refunds of the Advance Reservation Deposit and/or Total Charges will not be given for late arrivals, early departures or inclement weather conditions.* In the event of a hurricane, refunds will be made only in the event of a mandatory evacuation by governmental authorities. Refunds will be granted for the period of the issuance of the mandatory evacuation.

**CHECK IN/CHECK OUT:** Check-in is after 3 pm EST/EDT on the first day of the Rental Period. Check-out is before 10 am EST/EDT on the last day of the Rental Period.

**PARKING:** All guests receive one assigned parking spot per condo rental. Limited guest parking is available. All renters and guests must obtain a parking permit from the front office. The pass must be displayed in the vehicle at all times while on the JRMI property.

**MAINTENANCE:** Please report any maintenance needs for the condo to the front office. While we apologize for any inconvenience of a mechanical failure or utility outage, we will not be able to offer a discount or refund.

**LINENS/TOWELS/SUPPLIES:** An initial supply of paper products, trash liners, bathroom tissue and soap is provided. Although linens and towels are furnished, please bring your own beach towels, as condo towels are not to be removed from the condo. Any lost or damaged linens and/or towels will be deducted from the Security Deposit

**ENTRY BY JRMI:** JRMI employees or JRMI's agents may enter the condo under the following circumstances: in case of emergency; to make any necessary repairs. JRMI will notify renter with at least a 24 hour notice of JRMI's intent to enter except in case of emergency.

**POOL AND PROPERTY SAFETY:** As the pools on the JRMI property are private, there are no lifeguards on duty. For the safety of all, the Renter must keep the pool gates closed. All pools, decks, steps and other areas of the Condo and JRMI property may be slippery when wet. Renter (and Renter ensures that his/her guests) will take responsibility for their own safety, by, among other things, limiting alcohol intake and watching where they place their feet. The Renter assumes the responsibility that Renter and all Renter's guests will strictly observe all pool rules, which forbid any use after posted pool hours, diving, jumping or running around the pool. The Renter understands and assumes the risk that failure to abide by safety rules is a breach of this Agreement and can cause serious injury or death.

**WI-FI INTERNET:** The JRMI property contains equipment that uses Wi-Fi standard (802.11b and 802.11g). Most Wi-Fi equipment will be compatible. However, we can make no guarantees as to the compatibility with your equipment.

**KEYS:** After receipt of the Total Charges and Security Deposit, JRMI will provide keys for access to the Condo. Charges will apply for any keys not returned upon checkout.

**TELEPHONES:** The Condo contains telephones with free local calling. Long distance calling is not enabled.

**RULES AND REGULATIONS:** The Security Deposit may be forfeited and the Renter may be asked to vacate the Condo immediately, with no refund, for a breach of this Agreement, which includes the failure to follow the printed “Rules of Conduct on Jamaica Royale Premises” and additional items listed below.

1. No Pets
2. Large parties and/or excessive noise are not allowed.
3. No use of fireworks or firecrackers anywhere on the JRMI property.
4. No Condo furnishings or equipment may be taken to the beach or off site.
5. Do not leave windows and doors open while the air conditioning is on; as this may cause the HVAC units to freeze and/or not work properly.
6. All applicable laws as well as JRMI neighborhood association rules and covenants must be observed.
7. We reserve the right to change the reservation to a comparable or better apartment, at no extra charge, if necessary.

**ADULT ONLY RENTAL:** The condo will not be rented to anyone under the age of 21. Guests under 21 years of age may not occupy a unit without a registered adult of 21 years of age or older in the same unit.

**NO ASSIGNMENT OR SUBLETTING:** Renter may not assign or sublease all or part of this Agreement.

**LIMITATION OF LIABILITY:** To the maximum extent allowed by the law, JRMI is not liable for Renter’s property left behind or for any consequential, incidental, special, punitive, exemplary or indirect damages from any cause whatsoever, regardless of whether they were foreseeable. JRMI’s maximum aggregate liability arising out of the rental of the Condo to Renter is limited to the amount of rental fees paid by Renter during the Rental Period. JRMI is not undertaking to provide any security and is not responsible for any loss or theft of the Renter’s property.

**INDEMNIFICATION:** To the maximum extent allowed by the law, Renter agrees to indemnify, hold harmless and at JRMI’s option, defend JRMI and its officers, members, representatives, contractors and Jamaica Royale Unit Owners from all liabilities, claims, actions, damages, costs and expenses

that Renter or Renter's guests may have or bring against any one or more of the Indemnified Parties or that arise from the Renter's rental of the Condo under this Agreement, including any Claims based on negligence, action or inaction of any of the Indemnified Parties.

**GOVERNING LAW:** This Agreement will be governed by the laws of Florida, without regard to conflicts of law principles.

**JRMI AGREEMENT:** The Renter agrees that, in the event of the Renter's failure to comply with the JRMI's rules, regulations and restrictions or if the Renter fails to pay any of the rental amounts that become due, the Jamaica Royale Management, Inc. shall have the right to immediately evict the Renter. If such an eviction is necessary, the Renter shall be responsible for all attorney's fees and costs.

**Late Arrival Information**

For security purposes, anyone arriving after 4 pm will have to obtain their keys from the security lock box located on the wall outside the entrance to the office. The code number to get into the box is **3 4 2**. These numbers must be pressed and a lever turned in the direction of the arrow indicated on the dial. The key to the unit you have rented will be in an envelope with your name on it. The way to clear the box if it does not work is to turn the lever away from the direction of the arrow and then proceed again putting in the numbers **3 4 2** and following the above directions.

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**Office Hours: 8am to 4pm**  
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