

**Property Rental Agreement -
257 Minorca Beach Way, #902, New Smyrna Beach, FL 32169**

This agreement constitutes a contract between the person(s) named in this agreement and Wave Property Rentals, LLC, as agent, to rent the dwelling described thereon. Please bring copy of this rental agreement with you when you check in.

1. Deposit is required to hold reservation. A deposit of \$200.00 will be made to hold the reservation for the dates requested. The \$200.00 deposit will become the security deposit. Deposit is subject to forfeiture in the event of damage to the Premises and/or contents thereof. Deposits held by Wave Property Rentals, LLC will be returned within 7 days after departure. To Make a reservation you must be 21 years of age or older. Person making reservation MUST check-in and stay at unit the entire duration of the reservation.
2. Cancellations. The deposit is fully refundable if written notice of cancellation is received by Wave Property Rentals, LLC, 30 days prior to the arrival date. If the reservation is made less than 30 days prior to the arrival date, the deposit will be refundable if the reservation is cancelled with 48 hours of making the reservation. Cancellations must be in writing. If cancellations are made outside the cancellation period the property will be put back up for rental. If the property is rented, all fees collected will be refunded, otherwise fees will not be refunded.
3. State and Resort Tax. The State of Florida collects a 12.5% State and Resort tax for rentals less than 6 months. This tax must be paid and calculated with every rental. Cleaning fees are not subject to this tax.
4. Full payment is due prior to arrival. The balance is due 14 days prior to your arrival. If it is less than 14 days to your arrival date, the balance is due within 48 hours of making your reservation. We are agents for the owners and therefore cannot allow any exceptions. Credit cards are accepted through PayPal at www.paypal.com made payable to info@wavepropertyrentals.com. Alternatively, please sent a check made payable to Wave Property Rentals, LLC. Mail payments to P.O. Box 14761, Scottsdale, AZ 85267-4761.
5. Check-in time is 2:00 p.m. to 4:00 p.m. The Property Manager's office closes at 4:00 p.m. If you will be arriving after 4:00 P.M. you must notify our office, in advance, so that we can make arrangements, with security, for registration, and pick up of passes and keys.
6. Check-out time is 10:00 a.m. on day of departure. Your plans must allow for the scheduled check out time so that we can prepare the unit for our next guests.

7. Security gate access card will be issued upon your arrival. Security gate access cards are needed to enter and exit our property. The card must be returned at check-out time. A \$15.00 replacement fee will be deducted from your security deposit for lost cards.

8. Beach tags will be issued upon your arrival. Beach tags inform security personnel that you are guests to the Inlet and Minorca complex. You and your guests will be responsible for these and will be required to return them to the office when checking out. Lost beach tags will be deducted from your security deposit at a cost of \$5.00 each.

9. Cleaning service. A one time per visit cleaning fee of \$75.00 is required. This fee is applied to your account at time of departure and is added to your rental fee for your visit. Additional cleanings may be contracted by request at our office, at an additional charge. Renter shall leave Premises neat and orderly. Laundry items should be located near the washing machine, and any dirty dishes should be placed in the dishwasher. Failure to leave Premises in neat and orderly condition will result in forfeiture of security deposit.

10. Telephone. Your rental includes the unlimited use to make local phone calls. Long distance calls will require the use of credit cards or calling cards.

11. Renters may not have pets in units. Pets are not allowed in any units.

12. Renters may not smoke in units. Smoking is not allowed in any units. Smoking is allowed on balconies and outside of units around pool and all other common areas. Smoking in units will result in forfeiture of security deposit.

13. Loud parties are not allowed in any units. The Inlet building is the primary residence of many full time owners. Loud parties or 6 persons or more are not permitted to respect the rights and considerations of neighboring tenants. If police assistance is required, the renter will be asked to leave the property immediately and will result in forfeiture of security deposit.

14. No sublease or assignments are allowed by renter. This rental agreement cannot be assigned to any other party or person than is listed on the agreement. Assignment of this agreement will result in forfeiture of security deposit.

15. Entry of premises. Agent, authorized employee, or repairman may enter the Premises during customary business hours (hour restriction does not apply in the case of an emergency) for any purpose connected with the repair, improvement, care or management of the Premises.

16. Substitution of accommodations. Agent has authority from Owner to commit the Premises for certain periods during the year. Should the Owner otherwise prohibit Agent from committing the Premises the Agent may provide Renter with substitute comparable accommodations available for the dates requested by the Renter in Renter's, original agreement.

17. Personal conduct. Renters shall take all reasonable steps to see that he, members of his family and other occupants of the premises adhere to the rules and regulations applicable to the

premises, the area and the Inlet and Minorca properties. The occupancy of the Premises and use of the community walkways and common areas shall be sufficiently quiet and peaceful so as not to disturb others. The pool closes at 11:00 p.m. Use of the Inlet and Minorca facilities is limited to the Renter and his or her guests.

18. Renter liable for damages. Renter agrees to indemnify Owner and/or Wave Property Rentals, LLC as agents for the Owner, for any damages to the Premises and/or to the contents thereof which occur during Renter's occupancy excluding normal wear and tear.

19. Refund of rental fee. Rental fees are not refundable within 14 days of rental term, or 48 hours after reservation is placed, unless unit is rented for the original contract dates by a new renter. Early departure or late arrival will not result in any refunds of agreed rental rate. Any change in your scheduled arrival and departure times must be arranged a minimum of 14 days prior to your original arrival date. (30 days on rentals of one month or more).

20. Termination of rental. If Renter violates any of the conditions or restrictions of this agreement and/or additions attached hereto, Agent may terminate this Agreement and enter the Premises. Upon notice of termination, Renter must immediately vacate the Premises.

21. Sole Agreement. This document, including any attachments incorporated by reference herein, constitutes the entire and sole agreement between Wave Property Rentals, LLC and Guest(s) in reference to the leased Premises, the leasing of the leased Premises to Guest, and the lease term created under this Lease, and correctly sets forth the obligations of Wave Property Rentals, LLC and Guest(s) to each other as of its date. Any agreements or representations respecting the leased premises or their leasing by Wave Property Rentals, LLC to Guest not expressly set forth in this lease agreement are null and void.

Directions to the Inlet at New Smyrna Beach

From I-95:

1. Take FL-44 East via exist 249A toward NEW SMYRNA BEACH for 4.1 miles.
2. FL-44 East becomes FL-A1A South for 1.4 miles.
3. Turn LEFT onto S. PENINSULA AVE. for 2.4 miles.
4. You will come to a stop sign with an entry sign on the right titled "Minorca and Inlet at New Smyrna Beach" at Minorca Beach Lane. Turn right and pull up to the gate keypad. Call us at 407-312-7894 or if you arrive after hours, call the security guard and he will give you access through the gate.

Reservation Form – 257 Minorca Beach Way, #902, NSB, FL 32169

_____ Check-In Date, after 2:00pm
_____ Check-Out Date, no later than 10:00am
\$200.00 Deposit made payable to Wave Property Rentals, LLC.
\$ _____ Rental Rate
\$ _____ Resort Tax & Sales Tax (12.5% of Rental Rate)
\$75.00 Cleaning Fee
_____ Total Payment Due 14 Days Prior to Arrival

Tenant responsible for payment: _____

Address to send refund of security deposit within 7 days after departure.

Home Phone: _____ Email: _____

Cell Phone: _____ Total guests staying during rental period _____

Names of guests:

In accepting this rental, I agree to be responsible for any damage caused by my party or guests. I also agree to register all overnight guests and agree to abide by the condominium rules and regulations.

Signature: _____ Date: _____

Please fax or mail completed contract to:

Fax: (978) 246-0703

Mail: P.O. Box 14761, Scottsdale, Arizona 85267-4761