

Vacation Rental Rules

The Barbizon-530 Ocean Dr, South Beach, FL 33139

I (we) agree to vacate the condo no later than 11am (checkout) unless previous arrangements have been made prior to arrival. Keys are to be left on kitchen counter. Please lock door behind you. I (we) agree to the following (or damage deposit will be retained!):

- 1) As per the Florida Law (FCIAA) No smoking is allowed in the building at any time. There is a “butt” receptacle right outside the building entrance, please use it. *If you smoke in the condo all of the deposit will be retained.*
- 2) DO NOT leave trash or dirty dishes, empty refrigerator. If you do not, a fee of \$10.00 minimum will be deducted from your deposit for extra maid service. Please do not leave any trash or other items in hallways, laundry room and/or stairwells, IT IS A FIRE HAZARD. All trash is to be thrown in dumpster directly behind the building.
- 3) No loud music past 11PM on weekdays, 12PM on weekends. PLEASE be considerate of your neighbors/others in the building. 3 Complaints and you will be ejected with no return of funds!
- 4) NO DOGS OVER 30 LBS ALLOWED
- 5) PLEASE use your key/key fob for front door. DO NOT try to force open and/or prop with other items. Do not use exit doors unless there is an emergency.
- 6) DO NOT use towels/washcloths to wipe off makeup or clean the floors. You will be charged.
- 7) If you lock yourself out of the condo an additional charge will apply. 9am-5pm \$25, 5pm-11pm \$40, 11pm-9am \$100. If we are on the property, no charge
- 8) This building is not operated as a hotel. There is no “front desk” or concierge services available; however, there is a person at the front desk during business hours that may be able to answer questions, give directions, etc.
If you need anything call Helina 786-416-2362 or Diana Elliot 407-341-3570 if Helena is not available.
- 9) All condos are supplied with (paper towels, toilet paper, etc...) you are responsible for supplies as needed. There is a “CVS” pharmacy 2 blocks west on 5th street. (Open 24 hrs) You are renting from individual/personal owners.
- 10) DO NOT get the key fob WET IT WILL DEACTIVATE. If fob/keys are lost/stolen/damaged \$150 fee per fob WILL be deducted from your deposit. Be sure to leave keys and fob in your room when you depart so we can locate them. Do not leave them at the front desk. These are security guards, not hotel employees!
- 11) DO NOT drop A/C temperature past 65 degrees, or open windows with A/C running, it FREEZES the A/C unit. If damages occur it will be deducted from your deposit.
- 12) You are allowed to bring no more than 2 guests to your room during the day, early evening. Under no circumstances can “extra” people be allowed to sleep over. If you bring more, you will be asked to leave and forfeit your deposit.
- 13) **DO NOT REMOVE APPLIANCES OR ANY OTHER ITEMS FROM THE UNITS.**
- 14) **DO NOT HANDLE OR TOUCH THE INTERNET MODEM AND ROUTER OF THE UNITS, AND DO NOT CHANGE THEIR SETTINGS. IF YOU HAVE ANY PROBLEMS, CONTACT HELENA AT 1-786-416-2362**
- 15) If the police are called for your condo you will lose your deposit – even if it is your friend’s fault. Choose your friends wisely.

EMERGENCIES call Helina 786-416-2362 or Diana at 407-341-3570
After 10pm please call Keystone Property management 305-532-7878

THE CONDO RULES/REGULATIONS MUST BE FOLLOWED IN ORDER TO RECEIVE YOUR FULL REFUND OF YOUR RESERVATION/DAMAGE DEPOSIT.