

## Lake Louisa Events Resort

11450 Nellie Oaks Bend, Clermont, FL

### GUEST AGREEMENT: (Initial \_\_\_\_\_ )

In concern for others who may be using this house and have allergies, we request absolutely **NO SMOKING** in the house.

In respect to other parties who may be staying here and our neighbors, we request that you place your interior and exterior trash in a trash can/receptacle. Please bring back all trash from boathouse. Please place all trash in the large trash cans in front of the 4-car garage or with events in large container.

Please empty out all refrigerators, stoves, microwaves and coffee pots/filters, etc., and place food in the trash and dishes in the dishwasher. Please start the dishwashers if dirty dishes present prior to leaving. If you have unopened items, please feel free to leave it for the next guest.

Due to our advertisement of allergy friendly housing, no pets allowed. (there will be an upcharge of \$200.00 per night for pets or service animals if arranged in advance.) We would be happy to provide you with a list of kennel services.

It is the **renter's responsibility** to notify the manager of any equipment failure or broken items (dishes, marble, tile, carpet stains, appliances, etc. or forfeit \$1,000 security deposit which is sent after 24 hours)

With respect for our neighbors and county noise ordinance, no music can be played outside after 10pm. From 7am-10pm sound decibel is at 60, after 10pm music can move into game room. DJ's or sound system must be at courtyard area with speakers aimed toward lake away from neighbors.

A Decibel meter is supplied and self-monitored). If Sheriff visits, music must be lowered, and renter forfeits \$1,000. Security deposit. If this does not occur, a

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county \$150. Fine will be paid by guest and Sheriff will escort individual in charge of music to jail. County states noise should not be offensive 50-100 ft. from nearest neighbor property line. Renter cannot obtain a special permit, or this will result in a "breach of contract" and result in cancellation of contract or loss of security deposit. Owner reserves right to unplug sound system or deny use of a live band without loss of any payments.

In an endeavor to keep the cleaning fee as low as possible, please place sheets and wet towels on floor in the kitchen when leaving and place the dishes in the dishwasher. Additional cleaning materials for the dishwasher, etc. are under the kitchen sink or in your bathrooms. If towels or other items are mistakenly removed, the service provider will be notified of additional costs or you are free to return them at your cost.

Please use make-up remover towelettes provided to keep our wash clothes stain-free.

Please do not use pillows in pillow shams for your rest. There are extra pillows in each bedroom and extra pillowcases will also be available there so that you may remove a pillow from the sham for use if needed. This will prevent irremovable staining of linens that are in matching sets and would be difficult to replace.

We request that you please eat in the dining area provided to assist with pest control and staining of the marble and furniture.

**PLEASE DO NOT EAT OR DRINK IN THE BEDROOM AREA, it attracts pests.**

If a house key is mistakenly removed, a \$25.00 fee will be assessed, or it can be returned by mail.

Please empty the iron of water after usage and allow draining by the sink to keep from buildup. Iron is located in the laundry room over the sink or under the cabinet in laundry room in the guest suite.

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When cooking, please use the overhead fan to assist in ventilation of food odors.

If using rental or pool equipment, guest will assume responsibility for repairs and full liability for their safety with regards to bodily injury or property damage. If using private gun range - RENTER assumes all liability.

You are responsible for your own pool and waterfront safety. There is no lifeguard. As posted, there is **NO DIVING**. This is a shallow sport pool and severe injury may occur.

Guests assume full liability for bodily injury or accidental breakage of all items while staying at the property.

Check out time is 10:00 AM or additional \$100.00/hour will be assessed. Early check in before 4pm is \$100.00/hour.

Boats, electric w/c, ATV, other rental options available for bulk pricing. If guests use rental amenities longer than agreed, an upcharge will be subtracted from security deposit.

Internet password titled "guest" is: lakelouisar. or listed on back of modem in guest suite.

Please do not charge movies to Spectrum, or notify owner if done so adjustments may be made to your deposit. Please write how many movies on the back

of this page if utilized. Netflix is paid for and only available in guest suite.

If renting for a venue which is defined as more than 40 guests, the maximum number is 250 if that is what was agreed upon. Additional guests, other than what was agreed upon in your contract price will result in loss of your \$1,000. security deposit.

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Please turn off all outside lighting, waterfalls, and fountains before retiring for bed. A \$25.00 fee per night will be assessed if desire to leave on. A no-refund policy is on contract, and website.

Renter agrees this is a no refund agreement. If emergencies arise, alternate dates can be agreed upon or convert to other use.

If renter uses PayPal or credit card option, a 2% additional fee will be charged, whereas if 50% deposit is made, there is a 2% discount. Monthly payment plans are available. Full payment due 6 months in advance, plus tax.

Renter assumes full liability for honoring this contract or faces losing any deposit or amount paid and litigation in Lake County, Fl. small claims court.

Owner: David Canther - (407) 625-4655

Email: [dmcanther@gmail.com](mailto:dmcanther@gmail.com)

Lakelouisaeventsresort.com

For emergency repairs - Rodel Protacio - (407)466-0552

Signature \_\_\_\_\_ Date in/out: \_\_\_\_\_

