

Condo Rental Lease Unit 416 - Side Ocean View

Lease dated _____ between MCS Enterprises LLC and
_____ Phone: _____ Cell: _____

Address: _____ Email: _____
City: _____ State: _____ Zip: _____

The term of this lease shall be _____, from _____ to _____.

The property will be ready for occupancy at 4PM on the beginning date of the lease and must be vacated by 10:00 AM on the ending date of the lease.

The premise is located at The Sandcastle, 1000 N. Atlantic Ave. Unit 416, Cocoa Beach, FL 32931. I Understand that this unit is a side ocean view condo. _____

The rent is _____ per _____ + \$100.00 cleaning fee + 12% tax payable.

\$ _____ (1/2 the weekly/monthly rental plus tax) is payable upon signing this lease

\$ _____ rent balance plus tax due & Cleaning fee 60 days prior to start of rental

Due by _____.

Security deposit: Is held on a charge card number for any damages to the condo, You will be notified with in 72 hours of any damages.

Utilities: The landlord will provide water, heat, electric, air conditioning and local telephone usage only. Landlord shall not be held responsible for utility losses or Complex building mechanical malfunctions.

Note**Long distance calls can only be made with a calling card.

Restrictions: No pets, No Smoking in Condo or on Balcony.

Accommodations: One King, and Two Full beds.

Maximum number of occupants: This condo is to be occupied by no more then 6 (six) persons at a maximum.

OTHER:

The "Fun in Cocoa Beach" website is a rental information website only, and is not liable for any rental transactions, cancellations, damages, injuries, or loss of property. Each condo unit is independently owned and operated.

Tenant assures the landlord that the tenants will observe all conditions and terms of this lease as to maintaining the premises in good order and appearance and will conduct themselves in a manner that is not offensive to neighbors.

Tenant assures the landlord that any tenant who violates any of the terms of this lease shall be immediately denied occupancy and shall remedy any damages or other expenses which are caused by tenant and/or tenant's guest(s).

Tenant agrees that any tenant who is found using drugs or allow others to use drugs on the premises will be immediately denied continued occupancy at these premises.

Tenant shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordinance, nor commit waste or nuisance on or about premises.

Tenant agrees that during the term of the lease and such further time as he/she occupies the premises, he/she will keep the leased premises clean and free of trash, garbage, and other waste; and all pipes, wires, glass, plumbing and other equipment and fixtures in the same condition as at the beginning of the lease except for reasonable wear and tear and damage by unavoidable fire and casualty the only exception.

Tenant agrees to indemnify and save landlord harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the leased premises by the lessee, tenants, or guests or from carelessness, neglect, or improper conduct or any persons entering, occupying or visiting the leased premises.

Tenant may not let, sublet or assign this lease for all or any part of the premises without prior consent of the landlord.

If tenant abandons or vacates the premises, landlord may at his option terminate this lease, enter the premises and remove property.

Tenant assumes full responsibility for fulfilling the terms of this lease for the period stated and assures the landlord full recourse for the payment of any amount outstanding from the total amount due in accord with the terms as stated above including any outstanding or unpaid charges that are the responsibility of the lessee.

Tenant understands and agrees that if they fail to utilize this confirmed reservation, all funds received, other than security deposits, will be retained as liquidated damages unless the confirmed unit is re-rented at the same rate and same time period.

If the latter occurs we retain a \$100.00 administrative fee. It is recommended that you purchase a Travelers Insurance Cancellation Policy.

If Tenant is denied use of said property do to any reason but not limited to - Fire, Flood, Hurricane, Mechanical, City or State issues , tenant will receive 100% refund of deposits and fees paid, Landlord will not be liable for any other monetary losses incurred from this unit rental.

Please do not put the thermostat below 68 it can damage the air conditioner

By signing below I acknowledge that I am over 25 years of age.

Please list the names of all persons who will be using the condo during this period below.

Landlord _____ Date _____

Amount due upon signing of lease \$ _____

Balance Due \$ _____ (60 days prior to start of lease) due by _____

Credit card required for security deposit.

Rental fee payment by check, payable to:

MCS Enterprises LLC

21 St David's Road

Cherry Hill, NJ 08002

248-673- 1066 Keith home

248-683-5556 Keith work

248-681-4230 Keith fax