



Sunshine Village Central Florida

Countryside Early-Retirement Active Resort Community

BOOKING REQUIREMENTS

Rental Home & RV Site

Effective April 1, 2019

DUE AT BOOKING:

- First + Last + Security Deposit (for rentals), but for stays less than 1 month the full stay-amount is due at booking and a credit card*.
- Application and \$53 Non-refundable Application Fee is required per person for stays longer than 6 months. If we reject the application, the First + Last + Security Deposit is fully refunded.
- Acceptable alternative for those who can't afford the full amount but who would like to be retained on the books: First and Last upon booking, then the Security Deposit within 60 days of check-in. Cancellation policy is still in effect for the security deposit portion.

SECURITY DEPOSIT:

<u>BOOKED LENGTH OF STAY</u>	<u>HOME</u>	<u>RV SITE</u>
Monthly or Longer:	\$840+last mo.	\$525
Nightly or Weekly:	\$105*	Full Amount

*(held on credit card hold rather than actually processed and collected as a fee)

SECURITY DEPOSIT TERMS:

- The security deposit is fully refundable if all terms are fully met and no excessive wear and tear is left behind and there is no damage to our reputation or the peace and enjoyment of our other residents.
- If the terms are met but damage or excessive wear is found, these funds are withheld, in part or in full, depending on the extent of the damage.

RENTAL DEPOSIT TERMS:

- If you honor your contract, your last month's rent is applied to your last month in the home.
- If you break your contract by leaving early, you forfeit the security deposit and the last month's rent that you prepaid.
- If we have to evict you, you forfeit your security deposit & your last month's rent.

CANCELLATION TERMS:

For a Home, if you cancel up to:

- 6 month ahead of check-in, we will refund the whole deposit minus \$25 administrative fee.
- 5 months ahead of check-in, we will refund the rental deposits minus \$25 administrative fee and all but 10% of the security deposit.
- 4 months, the same except 20% of the security deposit is withheld.

- 3 months, the same except 30% of the security deposit is withheld.
- 2 months, the same except 70% of the security deposit is withheld.
- 1 month ahead, the same except 100% of the security deposit is withheld.

For an RV Site (\$525 Deposit), if you cancel up to:

- Monthly:
 - ✚ Follow the guidelines outlined for a Home.
- Daily or Weekly:
 - ✚ Up to a week before check-in, 1 night's stay is withheld and the balance is refunded minus \$25 administrative fee.
 - ✚ Within 6 days of check-in, there will be no refund.