



Sunshine Village Central Florida

Countryside Early-Retirement Active Resort Community

BOOKING REQUIREMENTS

RV SITES & RENTAL COTTAGES

Effective April 1, 2023

* All rates are Plus metered electric @ .21kwh* (unless otherwise noted) and are “base rates” which include maintenance and operational costs and will fluctuate according to season and projected levels of occupancy.

<u>BOOKED LENGTH OF STAY</u>	<u>RV SITE RATE</u>	<u>RENTAL COTTAGE RATE</u>
Nightly:	\$99-\$129	\$100 (expenses included)
Weekly:	\$365-\$565	\$470 (expenses included)
Monthly or Longer:	\$820-\$950	\$1600-\$1850

SECURITY DEPOSIT:

<u>BOOKED LENGTH OF STAY</u>	<u>RV SITE DEPOSIT</u>	<u>RENTAL COTTAGE DEPOSIT</u>
Nightly-3 Nights	Entire Stay	Entire Stay
4 Nights-Weekly:	Entire Stay	Entire Stay
Monthly or Longer:	One Month	One Month

FOR RENTAL COTTAGES; DUE AT BOOKING:

- First, Last + Security Deposit, but for stays less than 1 month the entire stay-amount is due at booking plus an additional amount of the stay on 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 & Last month 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 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.

RV & RENTAL COTTAGE DEPOSIT TERMS:

- If you break your contract by leaving early, you forfeit the security deposit.
- If we have to evict you, you forfeit your security deposit.

CANCELLATION TERMS:

(There will be a \$50 administration fee for ALL cancellations in addition to the following terms)

For an RV Site or Rental Cottage, if you cancel up to:

- 6 months ahead of check-in, we will refund the whole deposit minus any administrative fee.
- 5 months ahead of check-in, we will refund the rental deposit minus any 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.

Additionally, for shorter-term stays, if you cancel up to:

- Weekly:
 - ✚ Up to a week before check-in, 3 night stay is withheld and the balance is refunded.
 - ✚ Within 6 days of check-in, there will be no refund.
- Daily:
 - ✚ There will be no refund.

Please note that shorter-term RV bookings may be moved to another site without notice, if needed, to accommodate longer-term bookings. You will be notified by phone and/or email in the event of cancellation no less than 30 days prior to your scheduled arrival.

***Electric rate includes maintenance and operational costs.**

Management reserves the right to amend these rules and regulations at any time without notice. If you have any questions regarding these policies or require additional information, please contact us.