**Kings Creek South Condominium, Inc.**

 **7735 SW 86 Street**

 **Miami, FL 33143**

 **Rental Agreement for Camelot Room**

 Date of Rental: \_\_\_\_\_\_\_\_\_\_\_ Function: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Time in: 11:00 A.M. Time out: 11:00 P.M.

 Lessee (Print) Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Unit #: \_\_\_\_\_\_\_\_\_\_\_\_\_ Email address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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| --- | --- | --- | --- | --- |
| Rental Costs | Amount |  | Deposit | Amount  |
| Rental Fee | $500.00 |  | Damage | Depends on Damage |
| Deposit | $250.00 |  | Lost Access Key | $25.00 |
| Rental Total | $750.00 |  | No Disposal of Trash | $25.00 |

Deposit of $250.00 is required to hold date. Any cancellation within 48 hours of event will result in full forfeiture of deposit ($250). Any cancellation within 15 days of the event will result in $100 of deposit forfeiture.

The rental balance is due two weeks before the event.

If you would like KCS to clean up it will be $100.00 fee deducted from the deposit. Yes □ No □

Existing damages noted to lessee: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Immediate charges will be made against your damage deposit. Damages in excess of the secured damage deposit will be the responsibility of the lessee. Damage deposit will be held until after rental and full deposit will be returned providing there is no damage to property and the terms and conditions of this contract have been met.

The clean-up checklist is listed is provided for your convenience. Failure to comply with the terms and conditions will result in a partial or a total charge against damage deposit.

Damage Charged: □ None: □ Clean up Charged: □

Description of cleaning of damage: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deposits: $ \_\_\_\_\_\_\_\_ Amount Charged: $ \_\_\_\_\_\_\_\_ Deposit Refund: $ \_\_\_\_\_\_\_\_\_

Key pick-up date:\_\_\_\_\_\_\_\_\_\_ at \_\_\_\_\_\_\_ am or pm

Loss due to articles left or stolen: KCS will in no way be held responsible for real or personal property,

lost or stolen, during the term of the contract.

 **Terms and Conditions**

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| Capacity | 45 persons |
| Hours | Adhere to agreed rental hours, 11:00 A.M. to 11:00 P.M. |
| Damage | Lessee is liable for any damage to property during term of this contract.  |
| Music | No loud music outside. Stop music at 10:30 pm. No offensive music. |
| Key | Failure to leave the key on premises as agreed will result in a forfeiture of $25 key deposit |
| Decorations | Remove all decorations at the end of your function. Failure to do so results in $25 deduction from your deposit. |
| Trash | Bring trash bags per your cleaning needs. All trash inside Camelot room must be picked up, bagged and placed in trash bins in building A1-7727. Remove all food items from refrigerator and dispose of properly. Failure to remove food and trash will result in $25 of deposit. |

 **Clean-Up and Checklist**

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| --- | --- | --- |
| □ □  | Restrooms | Trash cans emptied, toilets flushed, water and lights turned off.  |
|  □ | Kitchen | Refrigerator cleaned, trash can emptied, countertop cleaned, water & light turned off. No cutting on counter tops. Oven needs to be left clean. |
|  □ | Stairs | Lights turned off. |
|  □ | Tables/chairs | Tables and chairs put back in its place. Damaged chairs $40 each deducted from deposit. |
|  □ | Key | Please return key to Access Control Officer. (Gatehouse) |
|  □ | Floors | Need to be swept and cleaned.  |

* Lessee should remain in attendance during entire event.
* Rental of the Camelot Room does not include using of the Clubhouse, swimming pool, hot tub.
* Guests must remain inside Camelot Room area and not wander through the common areas.
* No smoking inside Camelot room.
* Pets are not allowed.

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| Failure of lessee to remain in attendance | Forfeiture of $250 security deposit |
| Lost Key | $25  |
| Smoking Violation | $50 |
| Key Returned late | $10 per day |
| Doors left unlocked | $25  |
| Cleaning not done | $150 |
| Lights left on | $25 |
| Trash not removed | $25 |
| Damaged furniture | Depends on damage |

I will indemnify and hold harmless the Owners and Management of Kings Creek South Condominium, Inc. form any and all fines, suits, claims, demands and actions of kind, by reason of any condition, breach, and actions of non-performance of any condition here, on the part of me or any of my guests.

I have read this agreement and herby agree to the terms and conditions stated herein.

Lessee Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_