



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: _____ **Note: reservations 45 Guest (Only)**

The Rental Balance is due two weeks before the event

Rental Costs	Amount	Fees for the Damages	
Rental Fee	\$150.00	Damages	Depends on Damages
Deposit	\$250.00	Lost Access Key	\$25.00
Total Amount	\$400.00	No Disposal of Trash	\$25.00

Deposit of \$250.00 is required to hold date. Any cancellation within 72 hours of event will result in full forfeiture of deposit (\$250). Any cancellation within 10 days of the event will result in a \$100 fee.

Existing damages noted to lessee: _____

Immediate charges will be made against your deposit. Damages in excess of the secured damage deposit will be the responsibility of the lessee. 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 and is provided for your convenience. Failure to comply with the terms and conditions of this agreement 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 or misplaced: KCS will in no way be held responsible for real or personal property, lost, stolen misplaced during the event.

 Lessee Signature: Date: _____



Terms and Conditions of Agreement

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 offensive or loud music outside. Music must be stopped at 10:30 pm.
Key	Failure to leave the key at the gatehouse as agreed will result in a forfeiture of \$25 key deposit
Decorations	Remove all decorations at the end of the event. Failure to do so will result in a \$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 dumpster. Remove and dispose of all food items from refrigerator. Failure to remove food and trash will result in fine.

Clean-Up and Checklist

<input type="checkbox"/>	Restrooms	Trash cans emptied, toilets flushed, water and lights turned off.
<input type="checkbox"/>	Kitchen	Refrigerator cleaned, trash can emptied, countertop cleaned, water & light turned off. No cutting on counter tops.
<input type="checkbox"/>	Stairs	Lights turned off.
<input type="checkbox"/>	Tables/chairs	Tables and chairs put back in its place. Damaged chairs \$30 each deducted from deposit.
<input type="checkbox"/>	Key	Please return key to Access Control Officer. (Gatehouse) Lost key fee
<input type="checkbox"/>	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 downstairs, swimming pool, hot tub.
- Guests must remain inside Camelot Room area and not wander through the common areas.
- No smoking inside Camelot room. Smoking only in designated area.
- Pets are not allowed on the property.

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	\$100.00
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. from 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 hereby agree to the terms and conditions stated herein.

Lessee Signature: _____ Date: _____