



# Excelsior Condominium

6263 Midnight Pass Rd.

Sarasota, FL 34242

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www.excelsiorcondos.com

## TWO WEEK MINIMUM STAY

ALL UNITS – 2 BEDROOMS 2 BATHROOMS UNLESS STATED OTHERWISE

### Rate Schedule 2023-2024 Season – Effective May 1, 2023

	<b>LOW SEASON</b> May 1 - Jun 18 2023 and Jul 12 – Dec 17, 2023	<b>MID SEASON</b> Jun 19 – Jul 11, 2023 and Dec 18- Jan 21, 2024	<b>HIGH SEASON</b> Jan 22 – Apr 30, 2024
<b>BAYSIDE</b>			
	Rate Per Week		
Lush Tropical Courtyard View	<b>\$1455</b>	<b>\$1590</b>	<b>\$2160</b>
Bayview & Villas	<b>\$1550</b>	<b>\$1810</b>	<b>\$2310</b>
3 Bedroom	<b>\$1700</b>	<b>\$1940</b>	<b>\$2480</b>
3 Bedroom Bayview	<b>\$1800</b>	<b>\$2025</b>	<b>\$2570</b>
<b>GULF – BEACHSIDE</b>			
Gulf View Floors 1-4	<b>\$1690</b>	<b>\$1920</b>	<b>\$2700</b>
Gulf View Penthouse	<b>\$1790</b>	<b>\$2200</b>	<b>\$2890</b>

**3% Processing Fee**

**One Time Cleaning Fee \$125.**

**Security/Damage Refundable Deposit \$500.**

**All rates (except processing fee) are subject to 13% Florida Tourist Tax.**

**With the Booking an advance rent deposit of 25% is required.**

**Balance along with Security Deposit is due 90 days before arrival.**

**Rentals longer than 4 weeks pay half the rent 90 days before arrival balance 30 days before.**

**Cancellation Policy on reverse side.**

**Visa, MC, Discover Accepted.**

**Please make checks payable to “Excelsior Real Estate”**

**US\$ Funds Only drawn on a US Bank**

*Post Dated Checks are NOT accepted as a deposit or payment until date of check.*

**NO REFUNDS FOR EARLY DEPARTURES**

**CHECK-IN TIME 3:00PM CHECK-OUT TIME 10:00AM**

**NO PETS, ROLLER BLADES, SKATE BOARDS, NOR ANY VEHICLE LONGER THAN 18’,  
TRAILERS, CAMPERS, MOTORCYCLES, GOLF CARTS, BOATS OR COMMERCIAL VEHICLES  
ALLOWED.**

**Check our website or at the office for Condo Sales Information.**

**AGE CLAUSE:** The person signing the rental agreement MUST reside in the condo the entire length of the booking AND MUST be at least 25 years of age.

**ADVANCE RENT BOOKING DEPOSIT:** 25% of the rental fee (Minimum \$500) is required with the booking. If paid by check must be received within 15 days of booking. This is a deposit towards rent and is not a security deposit.

### **CANCELLATION POLICY**

**REFUND OF RENTAL FEE DEPOSITS:** If the reservation is canceled more than 90 days prior to arrival the deposit shall be refunded less a \$75 cancellation fee.

In the event that the reservation is canceled less than 90 days prior to arrival, the entire rental fee deposit and any subsequent payments shall become the property of the owner as a consideration for damages suffered by the owner due to a lack of the rental. Provided however, if the unit is re-rented for the entire occupancy period **and at the same rate**, the rental deposit shall be refunded, less a \$75 cancellation fee. If the loss of rental is not fully covered by the new rental the Guest shall be responsible for any loss of rental.

IT IS HIGHLY RECOMMENDED THAT THE GUEST OBTAIN TRAVEL CANCELLATION INSURANCE TO COVER ANY LOSSES THEY MAY HAVE DUE TO CANCELLATIONS. YOUR INSURANCE COMPANY OR TRAVEL AGENT CAN HELP IN THIS MATTER.

### **ABOUT THE "SECURITY DEPOSIT"**

**SECURITY DEPOSIT:** The Security Deposit may be used, as appropriate to a) compensate the Owner for damage, or loss of furnishings and equipment within the premises, b) unpaid long distance telephone or On Demand TV charges, c) unpaid maid service or excess laundry charges, d) carpet cleaning or other cleaning if Premises are left in unacceptable condition, or e) damage to the condominium unit or common areas. It is understood that a Security Deposit is a deposit only and if the deposit does not fully cover the damages, Lessee is responsible for the additional amount needed to fully compensate the owner and other damaged or injured parties. Within SIXTY (60) days after termination of the rental occupancy, Agent shall return the entire Security Deposit to the Guest, or make a claim upon said Security Deposit.

### **MISCELLANEOUS RENTAL INFORMATION:**

We do not book beginning on any specific days but make reservations based on AVAILABILITY. If the unit is available for the dates you request, the reservation is made. Odd days are pro-rated on a daily basis. The balance of the rent, cleaning, taxes, processing fee must be paid 90 days before arrival. On rentals longer than 4 weeks 50% is due 90 days before arrival with the balance due 30 days before arrival. Excelsior reserves the right to provide substitute comparable accommodations should the unit booked not be available.

**NO PETS ARE ALLOWED:** (even temporarily) anywhere in the condo or on condo property as per the condo Declaration and By-Laws. Tenant agrees and understands that non-compliance with the pet policies of this condo is a breach of the lease contract and may result in a \$300 cleaning charge and/or termination of the lease contract with NO refunds.