

Rental Agreement

Last Updated: 12.16.2024

This Rental Agreement ("Agreement") is made between **Doctor Holidays Rentals LLC**, the property owner ("Owner"), and the guest/customer ("Guest"). By entering into this Agreement, both Owners and Guests agree to the terms and conditions set forth below.

1. Definitions

- "**Company**" refers to Doctor Holidays Rentals LLC, including its affiliates, employees, and agents.
- "**Owner**" refers to the individual or entity who owns the property listed by Doctor Holidays Rentals LLC and agrees to rent it under the terms of this Agreement.
- "**Guest**" refers to the individual or entity who books and occupies the property through Doctor Holidays Rentals LLC.
- "**Property**" refers to the rental property listed by the Owner and booked by the Guest.

2. General Terms and Conditions

- **Applicable Parties:** This Agreement applies to both Owners and Guests, with specific terms for each outlined in their respective sections.
- **Compliance:** All parties must comply with local, state, and federal laws, including zoning, safety, and licensing requirements.
- **Modifications:** Any modifications to this Agreement must be made in writing and signed by all parties.
- **Acceptance of Policies:**
 - **By Using the Website:** Guests automatically accept and agree to comply with Doctor Holidays Rentals LLC's Privacy Policy, Terms of Use, Cancellation Policy, and this Rental Agreement.
 - **Platform Bookings:** For bookings made via platforms such as Airbnb, Booking.com, VRBO, etc., platform-specific policies, including payment terms and privacy rules, apply. Guests also acknowledge that Doctor Holidays Rentals LLC's policies apply unless in conflict with platform-specific terms.

3. Terms for Guests

3.1 Booking and Payment

- **Booking Process:** Bookings are made through the Doctor Holidays Rentals LLC website or authorized third-party platforms. Guests agree to comply with the terms provided at the time of booking.
- **Payment Methods:** Payments can be made via credit card, bank transfer, or any other method of payment shown on the property listing at the time of booking on Booking.com.
- **Credit Card Payments:** All credit card payments adhere to PCI compliance standards.
- **Promotional Rates:** For promotional rates, the Guest will be charged the full price of the reservation at the time of booking.

3.2 Guest Responsibilities

- **Check-In/Check-Out:** Check-in is at 3:00 PM, and check-out is at 11:00 AM. Early or late requests are subject to availability and fees.
- **Occupancy Limits:** Guests must adhere to the occupancy limits specified in the booking confirmation.
- **Property Care:** Guests are responsible for property upkeep during their stay and will be charged for damages.
- **No Smoking/Parties:** Smoking indoors or hosting parties/events is prohibited. Violations incur fines and/or eviction.

3.3 Cancellations and Refunds

- **Standard Policy:** Guests may cancel up to 7 days before check-in without penalty. Late cancellations may incur charges as outlined in the booking terms.
- **No-Shows/Early Departures:** No refunds for no-shows or early departures.
- **For promotional rates:** where the first night's reservation charge is required as a down payment at the time of booking to secure the dates, a full refund will be issued within 1-3 business days via the original payment method.
- **Refund Processing:** Refunds will be processed within 1-3 business days via the same method of payment used at the time of booking.

4. Terms for Property Owners

4.1 Property Listing

- **Accuracy:** Owners must ensure property details are accurate and comply with all legal requirements.
- **Compliance with Laws:** Owners are responsible for adhering to local, state, and federal regulations.

4.2 Payment and Fees

- **Commission:** Doctor Holidays Rentals LLC retains a commission fee as per the Owner Agreement.
- **Payment Schedule:** Owners receive payouts monthly, assuming no disputes.

5. Shared Terms

- **Occupancy Rules:** Maximum guest occupancy and property rules must be respected.
- **Liability Limitations:** The Company is not responsible for loss, damage, or injury incurred during the stay. Guests assume all risks associated with the rental.
- **Dispute Resolution:** Arbitration is required for disputes, governed by Florida law.
- **Maintenance and Repairs:** Guests must report maintenance issues promptly. Routine maintenance is the Company's responsibility. **Property Access:** The Company or its representatives may enter the property at reasonable times to address maintenance or emergencies.

6. Dispute Resolution

• **Governing Law:** This Agreement is governed by the laws of the State of Florida, USA. •
Arbitration: Any disputes will be resolved through binding arbitration in accordance with the American Arbitration Association rules.

7. Termination

- The Company reserves the right to terminate this Agreement for violations of the terms or actions deemed harmful to the Company or others.

8. Contact Information

- **Email: contact@doctorholidays.com**
- **Phone: +1 (954) 256-2098**
- **Address : 519 Jim Moran Blvd, Deerfield Beach, FL 33442**