

## RENTAL RULES

1. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
2. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 11:00p.m. – 8:00a.m.
3. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property, furnishings and inventory in good order. If damages are caused, or there is missing things, the cost may be deducted from security deposit.
5. Only use appliances for their intended uses.
6. PETS are not permitted.
7. Parking: Parking space is 548 Valet is available.
8. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located on the same floor.
9. Storms: If there is a storm or hurricane, no refunds will be given unless:
  - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
  - The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:





- Any unused portion of rent from a guest currently registered;
- Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

10. Damaged or stained linens, towels, broken items, etc will be replaced and will be charged to the guest, as well as excessive or not regular wear and tear of the property will be charged a \$300 extra cleaning fee.

11. Please do not use the towels as make up removal, they are only for drying purposes. Stained towels will be charged to the guest.

12. If the apartment is not vacated by 11:00 am, we would need to hire extra housekeeping personnel to have the apartments ready in time for the next in coming guests. We charge \$600 in our two-bedroom apartments if they are not vacated by 11:00 am.

13. A previous scheduled Late/Early-Check-in/Check-out is \$250 USD, and it is available upon request depending on previous reservations.

14. Any guest wishing to have packages delivered to them, must mail packages to: Four Seasons Residences Miami 1435 Brickell Avenue, Miami, Florida 33131, USA - with attention to their name. The concierge charges \$ 3.00 per package for any size packaging.

15. We do provide courtesy toiletries, 3 dishwasher soap pods and 3 laundry detergent pods, 4 toilet paper, 1 paper towel, 1 set of shower and hand towel per guest. If you need more there are several supermarkets and pharmacies nearby, we do not provide washcloths.

16. Garbage disposal unit on the sink is meant for small food residue on plates. not as a garbage can if you leave it cluttered, we will charge the job for uncluttering.





17. TRASH: When disposing garbage in the Trash Chute Room in your floor: -Trash bags must be properly sealed to avoid any leakage on the hallway carpet.

18. COVID - Wearing a mask is required in all common areas- Only 2 people in the elevator at a time- Wash your hands constantly- Use hand sanitizer and clean frequently touched surface areas - Cover coughs and sneezes with the counterpart of your elbow - All guests must wear proper cover up such as shirts, tops, pants, shoes etc. at all times while navigating in the common areas including the elevators.

19. Our hours for guest service are Monday- Friday 9:00 am to 5:00 pm, and Saturday-Sunday 11:00 am to 1:00 pm.

***Thank you for choosing this property for your recent stay! We would love your feedback on what you enjoyed and what we can do to improve the experience for future guests.***

