

Terms and Conditions

- 1) Check in time is after 4:00PM and check out is before 10:00AM.
- 2) NO SMOKING IN UNITS, PLEASE!
- 3) There shall be no more than six persons, including children occupying the subject premises for the term of this rental.
- 4) No pets are allowed on the subject premises without prior management approval. An additional cleaning fee will be required.
- 5) All keys must be returned upon conclusion of this rental to avoid a \$10.00 replacement fee.
- 6) Prior to departing, please insure the premises are secured, the A/C is set to 80F, windows and doors are shut and locked and all dirty dishes are properly cleaned and/or run through the dishwasher. If the premises are left in such a condition that extra cleaning charges are incurred, then these costs will be deducted from your deposit.
- 7) Stump Pass Apartments, LLC will not be required to refund deposits or rental payments for cancellations unless written demand is received sixty days prior to arrival date or in the event the subject premises can be re-rented for the same amount of money. Guests will be responsible for the difference between what Guests agreed to pay and what sum, if any, Stump Pass Apartments, LLC is able to collect from third parties for the same time period. Consideration will be given for hospitalization, illness or other extenuating circumstances.
- 8) Security deposits for completed rental will be refunded approximately four weeks after departure date, less any additional cleaning or damage charges.
- 9) Stump Pass Apartments, LLC has the right to relocate renters or guests to similar accommodations upon occurrences beyond its control. If such a change is necessary, then all the terms and conditions apply as if the tenancy was conducted in the original unit. Stump Pass Apartments, LLC assumes no responsibility for the décor, equipment or other features of the individual units and will not make remuneration of the likes and dislikes of any guest.
- 10) If any part of this agreement should be held invalid, that shall not invalidate the remainder of this agreement, which shall be enforced independently of the invalid portion(s).
- 11) Stump Pass Apartments, LLC hereby notifies and discloses to the Guest, that all monies maintained in any account owned or controlled by Stump Pass Apartments, LLC, including security deposits, are swept nightly into an overnight account maintained by Stump Pass Apartments, LLC at Wachovia Bank. The accounts are insured to the legal limit by the Federal Deposit Insurance Corporation, but Stump Pass Apartments, LLC discloses that because of this arrangement, it derives certain benefits from Wachovia Bank in the form of lower service costs and other benefits. The Guest hereby acknowledges this disclosure, and he acknowledges that he will receive no benefits, financial or otherwise, arising out of the fact that these accounts are swept, nightly, into the overnight account and consents to Stump Pass Apartments, LLC receiving and enjoying all the benefits accruing as a result of these transaction.

- 12) Guest do hereby agree to indemnify Stump Pass Apartments, LLC, its employees, agents and representatives against, and hold them harmless from, any and all claims, causes of action, damages or costs, including reasonable attorney's fees in defense of any action, arising out of or connected with any damage to persons or property occurring in any manner whatsoever due to the Guests' possession of the subject premises or otherwise arising out of this tenancy; regardless of whether said claims, causes of action, damages and costs are caused or created by the Guest, third parties or the owner of the subject premises.
- 13) Guest do hereby agree and covenant that in the event of any action arising out of the agreement or commenced for enforcement of this agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorneys fees, in any forum and at the trial Court level or on appeal.

This way to Paradise

Even though Englewood is off the beaten path, we are easy to find by following the directions below. When you arrive at your condo, simply enter the code that you will be provided to retrieve your key. When you leave, simply lock the door and replace your key in the key box.

From Tampa and Sarasota

Take I-75 south to Exit #191. Turn right on River Road, cross US41 and proceed to Winchester. Turn left on Winchester and follow it to 776. Turn right on 776 to San Casa. Turn left on San Casa and follow that to 775 (Placida Rd.). Take a left on 775 and an immediate right on Wyoming. Stump Pass Apartments are the yellow buildings taking up the block of Wyoming, Holly, Louisiana and Bourbon.

From Ft. Myers and Naples

Take I-75 North to exit #170 (Kings Hwy). Left to 1st light, turn right onto Peachland which turns into Veterans Blvd in approximately 150 yards. Stay on Veterans for approximately 15 miles to San Casa. Turn left on San Casa and follow it to 775 (Placida Rd.). Turn left on 775, then an immediate right on Wyoming. Stump Pass Apartments are the yellow buildings taking up the block of Wyoming, Holly, Louisiana and Bourbon.

Survival information: Your vacation unit is fully equipped, including linens, cable TV and WI-FI. Please bring your cell phone. Toiletries and paper products are NOT provided. Toilet paper, soap and paper towels are initially stocked, but otherwise not provided.

DeLorme Street Atlas USA® 2006 - westward ho 2007

Orlando, FL | 1160 Brown | Orlando, FL

Street Atlas 2006 USA

Data Zoom 11-6

Latitude 126° 52.72' Longitude W82° 19.96'

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