



# Sunbird Rental Agreement #804E

The Sunbird Panama City Beach Fl. 9850 S. Thomas Drive 32408

Linda and Scott Nordlund

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Home: 847-255-7743, Cell: 847-732-7743

**Rental fees of \$ \_\_\_\_\_** are to be received 3 weeks before arrival via Cashier's check, money order or PayPal. Personal checks may be used if received 5 weeks before arrival. Failure to do so could result in the loss of your reservation. You may make installments if needed, but be sure to contact when one is on its way.

**Please email [pcbsunbird-condo@yahoo.com](mailto:pcbsunbird-condo@yahoo.com) or call 847-255-7743** to notify us that your payment has been sent.

You will need to register upon arrival with the HOA office. \$25 parking and armbands which are require while on property are \$3 for 12 and older and should be purchased with parking pass. These fees aer plus tax and subject to change.

**Security/Damage Deposit Policy:** A refundable security deposit of \$150.00 is due upon receipt of the rental agreement. The deposit will be returned 3 days after departure providing there has been no damage to the unit or the contents in the unit and an eviction has not taken place. Please immediately report any damage you may find upon your arrival to the unit. In the event of an eviction, rent and deposit will not be refunded. Reservation is not confirmed until security is in hand. Very important to let me know it is on its way. **NO REFUND OF SECURITY IF SMOKING IS DETECTED INSIDE CONDO OR ON BALCONY.**  
**NOTE: Renter is responsible for all damages incurred during their stay, including damages by their guests.**

**Cancellation Policy:** ALL CANCELLATIONS WILL HAVE A \$50 FEE DEDUCTED FROM THE SECURITY DEPOSIT. Full refund of the deposit less cancellation fee for cancellations 21 days prior to arrival. 50% refund, less cancellation fee will be provided for cancellations 14-20 days before arrival. No refund of deposit for cancellations less than 2 weeks before arrival. Full refund of deposit less cancellation fee will be given if the owner is able to reserve another guest in the unit for the time of your cancellation. No refund of rent for early checkouts. Early checkouts due to inclement weather do not warrant any rental refund. Refund will be provided for lost rental days due to a mandatory evacuation. Cleaning fee will not be refunded.

**Internet Policy:** Access is for tenant's legal usage only and their trusted guests. Using internet service to engage in any form of copyright infringement is expressly prohibited by carrier's Acceptable Use Policy. Illegal use of the internet will result in the suspension of internet access. You are not to share access password beyond those staying in the unit. Tenants will accept full and sole responsibility of enforcing the legal internet activity for the duration of the lease. The penalty charge is loss of security deposit, rental fee and an eviction will take place as reported by the service provider. By this provision, we, the owners do not waive the right to seek additional damages in case of a law suit or any other financial penalty against the owner caused by these violations.  
\_\_\_\_\_*(Please initial here to confirm you understand all 3 security, cancellation and internet policies.)*

**Restrictions:** Young singles under the age of 25 (unless married) unaccompanied by a parent who falsify information regarding their age will not be permitted to stay in the unit and will forfeit rent and deposit. An accompanying parent must remain with young single for the entire reservation period or lose rent and deposit as well. The unit is NON-Smoking, No Pet condo. Maximum number of guests in the unit will be 4.

The number in my party is \_\_\_\_\_adults \_\_\_\_\_children (4 maximum allowed)

Reservation Dates (\_\_\_\_ nights): Arrival \_\_\_\_\_, 3pm Departure \_\_\_\_\_, 10am

If Sunbird security or the Panama City Beach police need to come to the unit due to reports of loud noises, etc., an immediate eviction can be the result with no refund of rent or deposit. Failure to abide by the rules of the condominium, or causing any damage by you or your guest, for any reason, will result in eviction and forfeiture of rent and deposit. Pets are not allowed. Diving from the balconies is forbidden! We the owners of the unit assume no responsibility for any loss or theft of a guest's personal property. I have read and will abide to the terms of the rental agreement. Signing agreement acknowledges you have read and agree to all Rules on pages 2 and 3.

**Guest Signature** \_\_\_\_\_ **Unit# 804E** **Date** \_\_\_\_\_

**Emergency Contact** \_\_\_\_\_ **Phone** \_\_\_\_\_



Unit #: \_\_\_\_\_

Arrival Date: \_\_\_\_\_

Departure Date: \_\_\_\_\_

Guest Registered Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mobile Number: \_\_\_\_\_ Email address: \_\_\_\_\_

Car Model/Color: \_\_\_\_\_ License Plate #: \_\_\_\_\_

Names of ALL occupants (including children & infants).  
Only names listed can utilize the property - STRICTLY enforced.

Guest: \_\_\_\_\_

Guest: \_\_\_\_\_

Guest: \_\_\_\_\_

Guest: \_\_\_\_\_

Guest: \_\_\_\_\_

REGISTRATION FEE: \$25 for parking pass and \$3 per armband. Fees are plus tax.

For safety reason, arm bands MUST be worn at All times while on property!

Visitors of guest at the Sunbird will pay a \$5.00 registration fee,

plus purchase armbands for each person 12 years of age or older if space permits.

All guests that are age 12 and over are REQUIRED to wear armbands at all times on property!

Wristband quantity provided: \_\_\_\_\_ Parking Pass #: \_\_\_\_\_

Guests Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone #: \_\_\_\_\_

# **SUNBIRD HOUSE RULES**

## **NO TOLERANCE!**

*(Sunbird House rules are subject to change,  
so check when purchasing Parking and armbands for most recent rules)*

*To ensure you of a safe and enjoyable stay at the Sunbird, the following house rules apply to all guests.*

### ***Safety and Fire Regulations***

There is to be **NO FIREWORKS** of any kind (including poppers) set off on Sunbird property. If you bring fireworks, you are to go to the beach to set them off.

Falsely setting off the fire alarm or tampering with any safety devices is a Third Degree Felony and is not permitted. Tampering with safety equipment will result in eviction, arrest and prosecution.

It is a Felony to throw ANYTHING off a balcony and will result in eviction, arrest and prosecution.

For safety purposes and the need for privacy, entrance doors to units must be kept closed at all times, and stairways and hallways must be kept clear. Use of gas, charcoal, wood stoves, grills, or open flames in units, on balconies, or on the beach is prohibited. To help insure your safety, please **DO NOT** leave your sliding glass (balcony) door open when opening the front door of the unit. With both doors open a tremendous draft is created thereby causing a potential safety problem by intense slamming. Also the slamming of the unit front door disturbs the other guests.

### ***Age Requirement***

No unit may be rented to a person who is less than 25 years of age. However, persons under the age of 25 may reside as a guest in a unit as long as they are accompanied by a 25 year old who shall supervise and be responsible for the guests and their actions. Armbands are required while on the property. Armbands are \$2 for 12 and up and may be purchased at the association office.

### ***Parking***

One parking permit per unit will be issued at check-in. The permit is \$20. This permit will allow only one automobile per unit to be parked on the property. Display your parking permit on the rearview mirror with the unit number facing the windshield so that it can be read. Parking permit is valid for your reserved stay up to a maximum of 30 days/1 month only. Any automobiles without parking permits readable from outside will be towed at the owner's expense. Parking in fire lanes, curbside, and any areas which may block vehicles is strictly prohibited. Only vehicles displaying proper authorization can park in handicap spaces. Vehicles in violation will be towed at owner's expense.

### ***Recreational Facilities***

Sunbird pools, sun decks, beaches and all other recreational areas are for owners and their guests only.

## ***Orderly and Safe Conduct***

It is a crime under Florida Law (Florida Statutes, Section 877.03) to engage in disorderly conduct or conduct of a nature that constitutes a breach of the peace and quiet of others, violates the sense of public decency, or involves brawling or fighting. Disturbing other guests, indecent exposure, climbing over or on balcony railings, windows, roofs or ledges, or throwing articles (e.g. trash, trash cans, beer, beer cans or bottles, chairs, ice, water, or any liquid or other articles) and any other disorderly or unsafe conduct or use of offensive language is strictly prohibited. Violators will be arrested and prosecuted. Noise, radios, stereos, compact disc players, musical instruments or other mechanical audio devices may be operated only at a sound level which will not disturb other guests. At all hours, decibel levels of music and other sound must be reasonable. NO bicycling, skateboarding, roller skating, or rollerblading, etc. Sunbird Guests are not to give outsiders the gate codes. This rule is strictly enforced. NO PETS.

## ***Parties***

Parties or large gatherings in the unit which disturb the peace or comfort of other guests or injure the reputation of Sunbird are strictly prohibited. Units are to have no more than (5) persons staying in units.

## ***Consumption of Alcoholic Beverages***

A person must be 21 years of age or older to purchase or consume alcoholic beverages within the State of Florida. Open alcoholic containers or any containers that contain alcoholic beverages are not permitted on Panama City Beach, streets, sidewalks, or inside vehicles. No beer kegs or alcohol paraphernalia (i.e. funnels) are permitted in units, on pool decks, the beach or other condominium property.

No bottles may be transported to or from, or kept on the pool decks. Use of drugs or controlled substances is strictly forbidden.

## ***Eviction Policy for Violations of Rules***

You may be evicted and/or prosecuted for your actions or other violations of these rules by yourself, other registered guests in your unit or your visitors. The guests registered in the unit will be given only one warning prior to eviction, which will be recorded. The next problem or disturbance will result in eviction from the premises without refund for any portion of the rent on the day of eviction. ***The guests will be evicted if it is found that there are more guests than what has been reserved as fire code does not allow for more than 4 guests. No fees will be refunded should an eviction take place for any reason.***

## ***804E Sunbird Departure Procedures***

**Renter agrees to the following departure Procedures to receive security refund:** Place phone is in charger, turn off all lights, fans and leave air conditioner at 76 degrees. Please place trash in trash chute, which is located next to the elevator, place dirty towels in the bathtub and remove bed linen and leave piled on bed. Place dishes in dishwasher and turn on. Sofa Bed instructions: Remove linen and place on floor and then close sofa bed if it was used. It is best to move Lindy Box (coffee table) with the rug so it slides easier. This is a non-smoking, no pet condo. There is an ashtray under the kitchen sink for your convenience to be used outdoors near Atium only (Streetside).