Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Billing Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reservation Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Room Type: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Room Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Nights: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Check In Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Check Out Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Security Deposit: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

This is a transient occupancy agreement between \_\_\_\_\_\_\_\_\_\_[Monica]\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and the above-mentioned guest, a transient occupant of a room on the premises. Please read this agreement carefully. By signing it below, you are agreeing to all of its terms and conditions.

Management assumes no responsibility for accident injuries, theft, or loss due to any cause. Person(s) not registered to the room will not be allowed to stay in your room. Visitors must report to the front desk, if applicable, management or security (after hours) and present an ID.

Checkout time is 11:00 a.m. (no matter what time you check in). You have five (5) minutes to inspect the room and report any concerns to get a refund. No early checkout refund will be given under any circumstances.

Anyone violating property policies will be asked to vacate premises immediately without refund. No drinking alcoholic beverages outside of rooms. Children must be supervised at all times and curfew is 9:00 p.m. unless accompanied by parents. Any violators after one warning will be charged $20.00. Shoes must be worn at all times. Fighting or drug activity will cause an automatic removal. No loitering in stairways or breezeways is permitted. No hanging laundry on rails. Rooms must be clean at all times, trash may not be left outside your door, or you will be fined $15.00. NO AGGRESSIVE PETS OR REGISTERED DANGEROUS PETS. Dogs must be on a leash at all times, and you must clean up behind them ($25.00 violation). Dogs must be in a cage at all times if you are not present.

You agree that you are a guest at this location as a transient occupant, a "Temporary Guest," not a non-transient tenant, and that it is our mutual intent – and will remain our mutual intent until modified by a written agreement signed by both of us – that your occupancy here is transient and temporary in nature, and not in the nature of a leasehold interest of any kind. You are not authorized to, and agree that you will not:

1. receive any mail at this address;
2. use this address as your address of record for any governmental agency, including without limitation the Florida Department of Highway Safety and Motor Vehicles, the Supervisor of Elections, Social Security, the Internal Revenue Service, Palm Beach County or the State of Florida;
3. designate or claim any particular room or space at the premises as your own, acknowledging at all times that your room may be changed at any time at management’s sole and exclusive discretion, with no particular room being yours to occupy other than transiently;
4. claim that this is your permanent residence to anyone;
5. contest, dispute or attempt to delay management’s right to cause your removal from the premises under Section 509.141, Florida Statutes, should you not comply with any of the terms of this agreement.

You will be asked to vacate immediately should you fail to pay your payment for the room or violate any of the rules stated above. Any security Deposit will not be returned if any of the above rules are violated. If the payment is late, we are subject to charge a late fee.

**YOU AGREE THAT, TO THE FULLEST EXTENT ALLOWED BY LAW, YOU HEREBY WAIVE ANY AND ALL RIGHTS TO A JURY TRIAL ON ANY ISSUE, CLAIM OR COUNTERCLAIM IN ANY LAWSUIT THAT MIGHT BE BROUGHT BY EITHER OF US IN ANY WAY RELATED TO, CONNECTED WITH, OR ARISING OUT OF THIS AGREEMENT, YOUR OCCUPANCY OF ANY ROOM OR SPACE AT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, OR YOUR REMOVAL THEREFROM**.

You further agree that any lawsuit that might be brought by either of us in any way related to, connected with or arising out of this agreement, your occupancy of any room or space at \_\_\_\_\_\_\_\_\_\_\_\_\_, or your removal therefrom, will take place on an individual basis without resort to any form of class or representative action (the “**Class Action Waiver**”). The parties to this agreement acknowledge that the **Class Action Waiver** is material and essential to the resolution of any disputes between the parties in any way related to, connected with, or arising out of this agreement. If the **Class Action Waiver** is limited, voided or found unenforceable, then the parties hereto agree that you, the undersigned, individually and as representative of any present or future class whom you may represent, are not entitled to, and hereby fully waive, release and assign \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ all of your rights to recover, any damages, attorneys’ fees or court costs from \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_; that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ shall not be liable to you, or any present or future class whom you may represent, for any damages, attorneys’ fees or court costs incurred or awarded in any such class action; that you, individually and as representative of any present or future class whom you may represent, both release and assign to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ all of your rights, both individually and as representative of any present or future class whom you may represent, to recovery of any and all such damages, attorneys’ fees and court costs; and that **you, individually and as representative of any present or future class whom you may represent, hereby waive any and all rights to a jury trial on any issue, claim or counterclaim in any class action lawsuit that might be brought in any way related to, connected with, or arising out of this agreement, your occupancy of any room or space at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, or your removal therefrom**.

You further certify that you have an operating cellphone in your possession and you are capable of making phone calls from this device.

Please return you room key to the front desk at or before checkout, or security deposit won't be refunded. Thank You. We hope you enjoy your stay!

 I have read the above agreement and agree to be bound by its terms. I have also been informed of all rules and regulations for the premises.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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