

The Villagers Rentals

Your Source for Property Rentals

Become A subscriber of www.thevillagersrentals.com

Acceptance of Terms of Service: Please review the following terms and conditions for the service The Villagers Rental (TVR) will provide to you as a Subscriber. When you submit the form you are agreeing that you have reviewed and accepted the following terms and conditions:

Statement of Terms and Conditions: I understand that THE VILLAGERS RENTALS is a Prepaid Rental Listing Service in the business of supplying Subscribers with listings of residential real properties located in Florida for rental for people visiting our website.

Payment of the \$120.95 service fee can be made by cash, check or credit card. THE VILLAGERS RENTALS agrees to furnish landlord rental information according to the Subscriber's rental requirements. The Subscriber is to provide all information and THE VILLAGERS RENTALS is not responsible for the accuracy of this information and we are not liable for any misinformation provided by the Subscriber.

THE VILLAGERS RENTALS hereby agrees to process the information provided on the landlord profile in order to produce available listings for all Subscribers. The Subscriber understands and agrees THE VILLAGERS RENTALS is being contracted only for assistance in referring Subscribers to landlords with available listings.

As a Subscriber of THE VILLAGERS RENTALS services, I agree that THE VILLAGERS RENTALS may reveal to persons visiting our website or calling us with this information prospective landlords have provided for their online website listing. This information the subscriber provides for that purpose. Subscriber agree that they are solely and exclusively responsible for determining the character and acceptability of any prospective listing I may choose, and that THE VILLAGERS RENTALS cannot and does not guarantee that every Subscriber will find a suitable rental.

THE VILLAGERS RENTALS reserves the right to refuse to list or to de-list any Subscriber for any reason that THE VILLAGERS RENTALS deems necessary, especially in the event a Subscriber provides untrue information, engages in fraudulent claims, conducts any form of harassment or releases privileged information derived from their usage of the THE VILLAGERS RENTALS service on our websites www.thevillagersrentals.com and www.floridarentalsthevillagers.com.

I agree I will not hold THE VILLAGERS RENTALS liable in any manner for any damages suffered by me due to inaccuracies, errors, omissions or the use of THE VILLAGERS RENTAL services.

I understand THE VILLAGERS RENTALS makes no warranty for the suitability nor compatibility of any individuals as a prospective landlord, nor to any of the information supplied by its Subscribers.

Listing Release: THE VILLAGERS RENTALS Subscribers may obtain a Rental Guide Publication at any time from the company's website. Business days are Monday - Friday, 9 a.m.- 5 p.m. and

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Saturday from 11:00 a.m. - 2:00 p.m., or by fax, or e-mail. Subscribers are encouraged to contact the THE VILLAGERS RENTALS office daily with any questions they may have.

Non-Transferable Service: I understand THE VILLAGERS RENTALS provides its Subscribers with access to privileged information, and agree my access is not assignable nor transferable to any other person.

No Obligation for Additional Purchases: I understand the purchase of any other goods or services other than the provision of listing residential real property for rental is optional.

Rights to Refund: If within five days after payment of a fee, THE VILLAGERS RENTALS has not supplied the prospective tenant with at least three available rental properties meeting the specifications of the contract as to (i) type of structure; (ii) designated area; (iii) furnished or unfurnished; (iv) number of bedrooms; (v) maximum rental; and (vi) any other specification expressly set forth in the contract, the full amount of the fee paid shall be refunded to the prospective tenant upon presentation of evidence of that failure within 10 days after the expiration of the five-day period. The prospective tenant is not entitled to a refund if the prospective tenant obtains a rental through the services of THE VILLAGERS RENTALS.

If the prospective tenant obtains a rental other than through the services of THE VILLAGERS RENTALS during the term of the contract, THE VILLAGERS RENTALS shall refund the fee received in excess of a fifty dollar (\$50.00) service charge to the prospective tenant within 10 days after the prospective tenant supplies either (i) reasonable documentation of the prospective tenant's new rental or of the fact that the prospective tenant did not move, such as a lease, rental agreement, or utility bill, with sufficient information to verify that the new rental was not obtained through the services of THE VILLAGERS RENTALS or that the prospective tenant did not move, or (ii) if the prospective tenant is unable to locate or provide that documentation, the prospective tenant may, at his or her option, fill out a written form provided by THE VILLAGERS RENTALS and signed by the prospective tenant under penalty of perjury stating that he or she did not obtain a rental through the services of THE VILLAGERS RENTALS during the time of the contract.

To be entitled to a refund in excess of the service charge, the prospective tenant must mail or deliver the demand for refund not later than 10 days after expiration of this contract, and must supply either (i) reasonable documentation of the prospective tenant's new rental or of the fact that the prospective tenant did not move, such as a lease, rental agreement, or utility bill, with sufficient information to verify that the new rental was not obtained through the service of THE VILLAGERS RENTALS or that the prospective tenant did not move, or (ii) a written form provided by THE VILLAGERS RENTALS and signed by the prospective tenant under penalty of perjury stating that he or she did not obtain a rental through the services of THE VILLAGERS RENTALS during the time of the contract. The documentation may be supplied after the demand for a refund is mailed or delivered, provided that it is supplied within a reasonable time after it becomes available.

A Subscriber who purchases rental information for the purpose other than that of locating a rental unit for personal use or the use of a designated person shall not be entitled to the return of any part of the service fee paid.

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Limitations: THE VILLAGERS RENTALS relies on information provided via telephone by landlords, apartment managers, real estate agents, and personal contacts to compile the information provided to you. Although every effort is made to keep the information accurate, no guarantee is made that the information given to this company is correct. THE VILLAGERS RENTALS does guarantee that our list will reflect the information given to us. The information provided to you is up to date within a seven (7) day period immediately preceding the referral to you. All information listed should be verified by the subscriber prior to renting any units in our listings.

Agreement: I the Subscriber hereby agrees to the terms of this contract and further agrees to hold harmless and to indemnify THE VILLAGERS RENTALS from any liability, whatsoever, including the acceptance of children and/or pets by the owner, landlord or agent thereof.