

Summer Wind Rentals
48 Jefferson Circle
Clinton, CT. 06413
(860) 669-4974

Thank you for choosing Summer Wind Rentals. Instructions on how to check-in to your vacation rental, directions from Orlando International Airport and surrounding venues to your rental property, emergency contact numbers for the management team (Pearson's Property Management), contract agreement & a "Helpful Hints" guide are available below:

Payment Instructions

After your reservation has been placed, a \$250.00 non refundable deposit is required to secure your reservation. Once your deposit has been received a confirmation e-mail will be sent to you. The balance is due in full thirty days prior to your arrival. Methods of payment include:

1. Visa
2. Master Card
3. Certified Bank
4. Personal Checks

Please make all checks payable to:
Summer Wind Rentals
48 Jefferson Circle
Clinton, CT. 06413

Credit card information can be processed via telephone, e-mail or fax. Signatures are required and must be returned with your contract. The fax number to send your credit card information and contract is (203) 562-4599. If you choose to send your deposit/final payment via express mail, please be sure to include your contract and signed credit card receipt. Your deposit payment must be received within five business days of placing your reservation. All final balances are due in full thirty days prior to your arrival.

Please note: Balances that are late more than two (2) business days will incur a late fee of \$25.00 per week until paid in full. All returned checks are your responsibility & a charge of \$50.00 (per check) will be added to your total balance. All late fees & returned check fees must be paid in full prior to your stay.

Registration and Property Damage Consent Form

Please complete the registration and property damage consent form at the end of this Paige. Remember to include all responsible parties addresses, telephone numbers, and credit card information who will be responsible for any property damage incurred during your stay. Please remember to mail, fax, or e-mail this property consent form back to me with your initial deposit within the specified allotted time. Please keep in mind that any property damage that is found after your stay will be the equal responsibility of the credit card holder (s) over the age of 18 who sign the property consent form/contract. All court costs and legal fees incurred will also be the responsibility of the credit card holder (s). Property damage will be charged to the credit card or cards provided on the property consent form. If the property damage exceeds the credit card limit

or credit card is cancelled for any reason the credit card holder (s) are still responsible for all damages. Damages must be paid in full upon request.

Directions upon Arrival

Guests are no longer required to check-in at the management company. Please proceed to your vacation rental. A lock box is attached to the door which requires a key code to enter. A key code will be e-mailed to you once your final payment has been received. Please keep this key code in a safe place. I suggest in your cell phone and a copy in your rental car glove box in the event you become locked out. For your safety and the safety of your belongings, please lock your car door if your key code is placed in the glove box.

**Summer Wind is located at:
2597 Maneshaw Lane
Kissimmee, Fl. 34747**

From the Orlando International Airport

- Head **west** on **Tradecenter St** toward **Tradeport Dr** - 0.1 mi
- Take the 1st **right** onto **Tradeport Dr** - 1.2 mi
- Take the ramp onto **FL-528 W** - 9.4 mi
- Take the exit onto **I-4 W** toward **Tampa**- 6.9 mi
- Take exit **64** to merge onto **FL-530 W/W Irlo Bronson Memorial Hwy/US-192 W** toward **Magic Kingdom**- 3.5 mi
- Turn **left** at **N Old Lake Wilson Rd** -0.9 mi
- Turn **right** at **Teascone Blvd** - 0.2 mi
- Take the 1st **left** onto **Fitzclarence St** - 151 ft
- Turn **left** to stay on **Fitzclarence St** - 302 ft
- Turn **left** at **Maneshaw Ln**

Destination will be on the right

From the Sanford International Airport

- Head **south** toward **Red Cleveland Blvd** - 0.7 mi
- Continue straight onto **E Airport Blvd** - 1.9 mi
- Turn **left** onto the **FL-417 S** ramp - 0.2 mi
- Merge onto **Florida 417 Toll S** -15.8 mi
- Slight **left** at **FL-408 W** - 7.9 mi
- Take exit **10A** to merge onto **I-4 W** toward **Tampa** - 17.8 mi
- Take exit **64** to merge onto **FL-530 W/W Irlo Bronson Memorial Hwy/US-192 W** toward **Magic Kingdom** - 3.5 mi
- Turn **left** at **N Old Lake Wilson Rd** - 0.9 mi
- Turn **right** at **Teascone Blvd** - 0.2 mi
- Take the 1st **left** onto **Fitzclarence St** - 151 ft
- Turn **left** to stay on **Fitzclarence St** - 302 ft
- Turn **left** at **Maneshaw Ln**

Destination will be on the right

From the Tampa International Airport

- Head **northeast** on **George J Bean Inbnd Pkwy** - 0.2 mi
- Continue onto **George J Bean Outbnd Pkwy** - 1.5 mi
- Slight **left** to stay on **George J Bean Outbnd Pkwy** - 0.5 mi
- Merge onto **FL-60 E** via the ramp to **I-275/Downtown** - 1.0 mi
- Take the exit onto **I-275 N** toward **I-4** - 5.4 mi
- Take exit **45B** to merge onto **I-4 E** toward **Orlando** - 59.0 mi
- Take exit **60** for **FL-429 N** toward **Apopka** - 1.0 mi
- Merge onto **Florida 429 Toll N/Western Expy** - 0.4 mi
- Take exit **1A** for **Sinclair Rd** - 0.2 mi
- Turn **right** at **Sinclair Rd** - 0.7 mi
- Turn **left** at **N Old Lake Wilson Rd** - 1.8 mi
- Turn **left** at **Teascone Blvd** - 0.2 mi
- Take the 1st **left** onto **Fitzclarence St** -151 ft
- Turn **left** to stay on **Fitzclarence St** - 302 ft
- Turn **left** at **Maneshaw Ln**

Destination will be on the right

You will also find directions to Pearson's Property Management (my management company) by visiting www.summerwindrentals.net (Map/Directions page) to obtain Google Map directions from any starting location. If you are driving from your house just place your home address in the space that is marked "to here" on the Google Map. The address to Pearson's Properties and to Summer Wind has already been provided for your convenience.

Pearson's Properties
820 Spring Park Loop
Celebration, Fl. 34747

Pearson's hours of operation are:

Mon-Fri (9-5)

Weekends Closed

Telephone number (407) 574-7255 (Katie Pearson)

Emergency contact number (321) 402-6272 (Simon Pearson)

Fax (407) 574-7289

It should take approximately 20 minutes from Orlando International airport to arrive at Summer Wind. It's easy to find if you follow the directions and mile markers for reference.

Summer Wind is located at mile marker 5 off of Irlo Bronson Memorial Highway (US 192). Look for a Black Angus restaurant and Ramada Inn hotel. Take the next left onto Old Lake Wilson Road. The entrance into Windsor Hills Resort is about 1/2 mile on the right. Turn right into Windsor Hills and stop at the gatehouse where you will present The security guard your reservation confirmation, and drivers license. He will give you your parking pass and community map which you will follow to the property. Your villa may be reached by taking your first left after the gatehouse, then your next left and then your first left onto Maneshaw Lane. The townhouse is the end unit with red shutters (2597 Maneshaw Lane).

Check-In

Upon arrival please be sure to read the “Information Binder” usually located on the counter or coffee table. It will provide you with all the necessary information you will need to access important places in your area (banks, take-out & delivery food, rentals, dry cleaning, hospitals, etc.).

Please be sure to place garbage in a garbage bag and place it under the front porch bench. Any garbage not placed in a garbage bag or tied closed will not be picked-up. Garbage is usually collected at 7: AM, each morning. A convenience store is located in the clubhouse area that sells small quantities of items needed for your stay should you decide not to bring them.

If you wish items can be purchased in advance for your convenience. Please indicate prior to your arrival (at least 48 hrs.) which items you would like placed in your refrigerator or cupboard. These items will be shopped and placed on your credit card prior to your stay. If you would like to rent any items such as a grill or pack-and-play, please contact Pearson’s Properties directly.

If you need any further assistance or would like to make changes to your reservation, you may contact me via email at lora@summerwindrentals.net or at 860-669-4974.

Townhouse information and Helpful Hints

Check-in is at 4PM / checkout is at 10AM. Early check-ins will be accommodated if home is available. Late checkout requests are considered after arrival and will be accommodated if possible.

Once you’ve arrived and have settled in, you will need to go to the office at the clubhouse. Please bring your confirmation letter, driver’s license, and \$6.00. You will be given a key pass that allows you into the pool/clubhouse area. Children under the age of sixteen must be accompanied by an adult. Towels are in the linen closet of your home. Please do not leave your towels by the pool or a towel charge of \$25.00 per day will be added to your stay.

Movies are free for you to watch in the community theater. To pick out your favorite movie, you will need to walk over to the sundry shop (attached to the clubhouse) and request the list of movies. There will be a sheet with times available for your movie to be played. Select a time, sign out your movie, and return to the theater 15 minutes prior to your show.

Convenience items are sold in small quantities at the sundry shop including sandwiches, beverages, prepared frozen food, cleaning products, film, sun tan lotion, magazines, and pool toys. They are more expensive than if you go to Wal-Mart (15 minutes away in Davenport) but close for your convenience.

If you would like to bring a few items you will need with you on your trip this would be the cheapest way to go. Bring a few trash bags, paper towels, tissues, Laundry detergent/dryer sheets. We provide dishes, glasses, pots, pans, kitchen appliances, silverware, towels, sheets, washer, dryer, hair dryers, toilet paper, and vacuum, crib, high chair, baby gate.

The trash is to be placed in the bin under the front porch seat no later than 7: AM, each morning. Most people choose to do it the night before. Please drain all liquids from bottles and cans before dumping them in the bag. Use only trash bags and tie them securely before placing in the bin.

Lock all doors, including the patio door before going out. As much as we would like to Believe everyone is honest some people are not. This will protect your things and mine.

If you choose to do laundry, please make sure you take everything out of the washer/dryer before you leave. We are not responsible for items lost or left behind.

If you are unsure of how to operate any of the equipment (Television, D.V.D., Play Station 2, surround sound, stereo, washer, dryer, or any of the appliances) call the management company or myself before using it.

A free international/domestic call plan is in place with this rental. Please refer to the welcome binder located on the kitchen counter for more information and instructions on how to use this service.

High Speed Internet and HBO movie channels/Sports Package is included with your rental.

A Baby Crib, high chair, and baby gate have been provided for my guests. The crib can be set up in any room you would like prior to your stay. The bay gate and high chair are kept in the kitchen closet.

For discount tickets to Disney, Sea World, Universal and other entertainment venues, visit Kissimmee Guest Services at www.kgstickets.com/promo and insert the Global Promo Code: G123.

Want spa service in the comfort of your private vacation home after a long day? A-Team Massage has years of experience and provides custom massages. To schedule go to <http://a-teammassage.com/>

Enjoy a home cooked meal without the work! Call in a certified personal chef to prepare one or all your meals while you're on vacation. Visit <http://www.mychefsite.com/achefofyourown>

Need a rental car while in Orlando? Pearson's has partnered with Enterprise to offer discounted rates. Visit http://www.enterprise.com/car_rental/deeplinkmap.do?bid=002&cust=07C5914

Items available for Rent

Pool Heat \$22.00 per day plus 13% sales tax

If pool heat was not ordered and paid for 24 hours prior to arrival date, allow 24 (plus) hours for the pool to be fully heated. Heating times will take longer in colder temperatures.

BBQ Grill
\$50 per week plus tax

Pac N Play Crib
\$40 per week plus tax

Stroller
\$40 per week plus tax

Rental items not ordered in advance cannot be guaranteed for same day delivery. Delivery will be within 24 hours during normal business hours and 48 hours on weekends and holidays. All items are subject to availability. All prices are subject to change.

Last, but not least, have a great time and come back soon!

Sincerely,

Lora Girimonte
Owner, Summer Wind Rentals

(Scroll down to complete contract and credit card information.)

Registration and Property Damage Payment Consent

(Please mail this completed form with deposit & credit card info)

1) Please list the full names, addresses, phone numbers and ages of all guests who will be occupying the townhouse during your stay:

Guest 1

Name:

Address:

Phone #:

Age:

Guest 2

Name:

Address:

Phone #:

Age:

Guest 3

Name:

Address:

Phone #:

Age:

Guest 4

Name:

Address:

Phone #:

Age:

Guest 5

Name:

Address:

Phone #:

Age:

Guest 6

Name:

Address:

Phone #:

Age:

Guest 7

Name:

Address:

Phone #:

Age:

Guest 8

Name:

Address:

Phone #:

Age:

2) Responsible Party consents:

I agree that only guests listed above will reside in the rental unit during the rental period stated below.

I agree that I am responsible for all damage to the rental unit during my stay. I understand that loss of towels/linens will result in a charge of \$25.00 per day. Any damage to the pool, pool heater, electronic equipment (PlayStation 2 Video game system and games.), appliances, walls, bathrooms, floors, carpets, furniture, comforters, mattresses, box springs, ceilings or outside patio area will be charged to my credit card. If damages exceed my credit card limit, I agree to pay any and all damages out of pocket upon request that are not covered under the Home Owner's insurance policy.

I agree that I have read and fully understand the contents of this contract and agree to all terms and conditions. ____ (please initial)

Name of responsible party:

Address:

Country:

E-mail Address:

Cell Phone #:

Phone #:

Age:

Signature of Responsible Party

Date

Credit Card Information:

Card Type

Name On Card

Credit Card Number

Credit Card Expiration Date

3 Digit Code on back of Credit Card

Zip Code (For Billing Address)

-----Date-----

Signature of responsible party