



## Guest Registration Form

Welcome Homes USA 300 Solana Circle Davenport, FL. 33897

Ph: 407-390-9000 | Fax: 407-390-9020 | Email: [reservations@welcomehomesusa.com](mailto:reservations@welcomehomesusa.com)

Guest First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Confirmation Number \_\_\_\_\_ Check in Date \_\_\_\_\_ Check out Date \_\_\_\_\_

Vacation Rental Property Address: \_\_\_\_\_

Your Home Address \_\_\_\_\_

Email Address \_\_\_\_\_ Phone Number \_\_\_\_\_

**In Compliance with State Law, please list the names of all guests below. If under age 18, please also include their current age.**

<b>1.</b>	<b>5.</b>	<b>9.</b>
<b>2.</b>	<b>6.</b>	<b>10.</b>
<b>3.</b>	<b>7.</b>	<b>11.</b>
<b>4.</b>	<b>8.</b>	<b>12.</b>

I understand and authorize that I am solely responsible for the actions of ALL guests of the property stated above. No pets of any kind are allowed in any rental home/condo unless they are assistance animals. I understand and authorize the costs of extermination and odor elimination, plus any applicable fines and fees.

\_\_\_\_\_ Initial

I understand that I have paid for the Damage Waiver that will cover up to \$1,000 for accidental or inadvertent damages. This damage waiver protection plan covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to your check-out. The policy will pay a maximum benefit of \$1,000. Any damages that exceed \$1,000 will be charged to the credit card on file. Certain terms and conditions apply. Items **NOT** covered by the damage waiver include smoking in the property (an automatic \$500 charge), unauthorized pets, theft, intentional damages or damages not reported to management, unused nights, guest personal items, forces of nature. By signing below, you agree to report any damages to management prior to your departure.

Guest Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

The property stated above **MUST** be vacated (Check-Out) by **10:00 AM** on the day of departure stated above, except where a late checkout has been approved and paid for. The charge for Late Check-Out is \$50 + tax. We often have a guest arriving the same day of your departure and will not be able to accommodate a late check-out. Please check with Welcome Homes several days prior to your departure if there is one available. I understand and authorize that if all keys are NOT returned in the same way the keys were picked up a \$50.00 charge will be incurred. If I am staying in a home or complex where an Electronic Key Card has been issued, the charge for a non returned key card will be \$150.00 \_\_\_\_\_ Initial

I will be responsible and authorize any maintenance call out charges that are unjustified or through my own negligence. \_\_\_\_\_ Initial

I undertake to ensure that the maximum occupancy of the unit is not exceeded at any time. If the maximum occupancy is exceeded, this is a direct violation of Florida State Law and I will be asked to leave the premises and forfeit the remainder of any monies paid \_\_\_\_\_ Initial

I understand and authorize that Smoking is strictly prohibited inside any rental home/condo and I will incur the cost for cleaning and damage resulting from cigarette, cigar or pipe smoking. I authorize, if I violate this I will be automatically charged **\$500.00** and any additional expense shall it exceed \$500. \_\_\_\_\_ Initial

I understand and authorize a charge of \$125.00 for any tampering or destroying of smoke detectors, pool alarms, or any other electronic device in the home. I, and the rest of my party, including all of the names above, in consideration of the use of the swimming facilities or exercise equipment on the property, hereby expressly assume all risks associated with our use of the swimming pool and exercise facilities and hereby release and hold harmless KCM Florida Management Inc, Welcome Homes USA, and any and all parent companies, subsidiaries, directors, officers, agents, employees, successors and assigns (the 'Releases') from and against any and all claims, damages, liabilities, costs, expenses, including reasonable attorney fees arising out of our use of the swimming facilities, whether or not caused by the negligence or negligent omission of Releases, or any of them, including without limitation, any personal injuries or damages to our property, notwithstanding the foresee ability of such injuries or damages, which may occur as a result of our use of the swimming facilities or exercise facilities. I also understand that this property is privately owned and the management reserves the right to refuse service to anyone. Neither the homeowner nor the Management Company will be held responsible for any accidents or injuries to guests or for the loss of money, jewelry or possessions of any kind. \_\_\_\_\_ Initial

*NOTE: All pool homes have pool door alarms and/or child safety fences.*

According to Chapter 515.33 of the Residential Swimming Pool Safety Act: Anyone tampering with or disconnecting pool alarms commits a misdemeanor of the second degree, punishable by a \$5000 fine or one (1) year in jail. Welcome Homes USA will assess a **minimum charge of \$125.00 per alarm** for its repair/replacement **Please do not tamper with the pool alarms.** \_\_\_\_\_ Initial

Force Majeure, Bed Bugs – No Liability can be accepted, or refunds given for events, which are “force majeure.” These include, but are not limited to war, threat of war, riots, civil commotion, terrorist activities, industrial disputes, technical difficulties with transportation, natural or nuclear disaster, fire, adverse weather conditions, bed bugs or other events outside our control. A copy of our procedures, are available on request.

Any observed damage upon entering the property above must be reported to Welcome Homes Maintenance within the first 24 hours of your stay. I understand and authorize that I am responsible for the cost of any and all damages, sustained to the property or its contents, for breakages, stains on carpets and walls, damage to interior or exterior furniture or for any excessive cleaning or excessive trash removal charges incurred during my stay. Any relevant cost (together with cost of additional services requested) will be charged within 45 days of your stay to the credit card as detailed below. \_\_\_\_\_ Initial

Pool Heat (private pool homes only, not applicable for Condos): Guest understands that Pool Heaters Will Not heat the water to "Bath Temperature." Pool heaters typically maintain a temperature approximately 10 degrees warmer than the actual air temperature outside. If there is a malfunction of the Pool heater during your stay, KCM Management FL DBA Welcome Homes USA will make every effort to repair this malfunction but will NOT guarantee pool heat nor refunds be offered in the case that there is a delay in or an inability to repair the heater during your stay. Pool heaters operate 8 hours per day simultaneously with the pool pump and DO NOT operated overnight. I also understand that once the pool heater is turned on, it could take up to 3 days to reach temperature and I am still responsible for the charges during this time the water is heating. I also understand I will be charged for excessive calls the water in not heating. We will NOT check the temperature of the water during the morning hours and if you believe the heater is NOT working, we will check later in the afternoon. First thing in the morning, the pool water may feel cool as the heater has not been running through the overnight hours and is why the pool temperature may feel cool in the morning and why we can't verify the temperature first thing in the morning. Any calls from the guest stating the pool heater is NOT working and maintenance finds the heater working properly, I hereby authorize I am responsible for all charges associated with this call out. \_\_\_\_\_ Initial

Pool Heat Continued (private pool homes only, not applicable for Condos): I understand and authorize there is an additional charge for pool heat and or spa heat that must be Pre-Paid. If, when guest departs the home, the pool heat was found on or anytime during your stay the pool heat is switched on by the guest, I understand this is Theft and I will be charged the pool heating cost for my entire stay Plus an additional fee of \$300 fee will imposed on my credit card for unauthorized use of the pool heating. I understand that turning the pool heat on is theft and I acknowledge the local authorities can and will be involved. \_\_\_\_\_ Initial

Central Air Conditioner – I understand to keep all doors and windows Closed while the air conditioner is running. Not following this procedure Will Freeze the unit and I will be held responsible for all charges associated with the freezing of an AC unit. I also acknowledge I will NOT set the temperature below 72 degrees as this will also Freeze the unit. I understand the freezing of an AC unit is NOT covered under the Property Protection Plan. \_\_\_\_\_ Initial

The Release and Waiver of Liability shall be governed by the law of the State of Florida without reference to its conflicts of law rules. I warrant I am at least 25 years of age and that I have read and fully understand the foregoing terms. \_\_\_\_\_ Initial

If you have any problems, concerns, or just need some advice about your rental or the local area, please do not hesitate to contact us. We will always do our utmost to resolve any problems you may be having, and the sooner you speak to us, the sooner we will be able to help. You must contact us during your stay if you are dissatisfied in any way; it is always very difficult to resolve any problems after you have left. Any complaint received after your vacation period will inevitably lack substantiation and will be used for information purposes only.

I have read the information above and hereby authorize the cost of any relevant items (such as damages) to be charged to the following credit card:

Signature \_\_\_\_\_ Print name \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Visa \_\_\_\_\_ Master Card \_\_\_\_\_ Amex \_\_\_\_\_ Discover

Card Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ / \_\_\_\_\_ Security Code: \_\_\_\_\_

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

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

It is Florida State Law to fill out a Registration Form. You will NOT be provided the directions to your vacation home until this form has been received and all lines are completed. KCM Florida Management, DBA Welcome Homes USA is NOT responsible for days missed by the delay in returning this form. You will receive confirmation this form has been received and at that time will be provided the details to your vacation home.

**Attachment Required: Please also attach a copy of your valid government issued Photo ID, Driver's License or Passport. This will complete your registration and is required by Florida State Law. If you have any questions, please contact our office at 407-390-9000.**

**Email your completed form to: [reservations@welcomehomesusa.com](mailto:reservations@welcomehomesusa.com)**

*Thank you and we look forward to having you!*