

This is a Scam

From: [REDACTED]
Sent: September-29-13 9:50 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji
Attachments: unit 553 Contract.pdf

0 Hello [REDACTED]
 Find Attached A copy of the Contract.
 If you would like to reserve, Read the contract and go ahead to pay your reservation deposit and let me know when you DO. So i can Acknowledge your payment to issue you a paid invoice, and also open a reservation file upon receipt of a completely filled and signed contract back from you. Thanks.
 Best Regards,
 Kathy.

-----Original Message-----

From: [REDACTED]
To: [REDACTED]
Sent: Mon, Sep 30, 2013 1:38 am
Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Please send the contract to me and I will proceed. The other question is about pets. as indicated in my first email we have a small dog. is that still all right.

From: [REDACTED] [mailto:[REDACTED]]
Sent: September-29-13 9:35 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello [REDACTED]
 He Mailed me quite a while ago about both of your conversations and I instructed him, I was gonna send you the recent contract with Both Owners Name and Signatures. Vacationers are to be Encouraged, most especially to Fort Myers, Carlos Pointe. I can Charge whatever I feel I'm okay with, sometimes its not all about the Money, but giving priveleges to people to enjoy and have the best life can offer. I am here with my Family on vacation too. I won't mind, at this point if you want to halt Further Reservation Negotiations. However, Let me know if you would still love to Reserve. Thanks
 Best Regards
 Joanne.

From: [REDACTED]
Date: Sun, 29 Sep 2013 21:23:35 -0300
To: [REDACTED]
Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

I'm still interested but the price @ 1,800 per month seems very low compared to the going rate of \$1,800 per week please elaborate. I contacted your condo Manager and he was supposed to email me a contract over an hour ago. still waiting. This sounds almost too good to be true so I need to be sure of everything.

From: [REDACTED] [mailto:[REDACTED]]
Sent: September-29-13 9:16 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello [REDACTED]

Kathy and I own the two units CP 515(Southern Comfort) and CP 553,which we bought 2 months Ago from Alice bell .If you not okay with that,its cool, Reservation is Opened to lots of people.Thanks

Best Regards.

Joanne.

From: [REDACTED]
Date: Sun, 29 Sep 2013 20:52:14 -0300
To: [REDACTED]
Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

I have been doing some research on the internet and find that you are not listed as the owner of this unit and the Price is very wrong. Is this a scam???

From: [REDACTED] [mailto:[REDACTED]]
Sent: September-29-13 7:18 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello [REDACTED]

I pretty Understand how much you had want to put up with a voice,:).. I am on a vacation with my family here too, and I promise to be out of business,please if you won't mind to discuss with the Condo Manager , [REDACTED] Your call is Awaited.Thanks

Best Regards,

Joanne

From: [REDACTED]
Date: Sun, 29 Sep 2013 17:32:27 -0300
To: [REDACTED]
Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hi Joanne,

I am available for anytime that will work for you. It is 5:30 here in Nova Scotia. Is the # you sent on your email the # to reach you at? I can call you at anytime you say. My wife and I definitely want the unit so we just need to know where to go from hear. I will wait to hear from you and will speak with you at your convenience.

Thank you in advance.

From: [REDACTED] [mailto:[REDACTED]]
Sent: September-29-13 5:17 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello [REDACTED]

I am sorry for the late response, I have been very busy. Unfortunately I'm out of the country, far away as in Geneva at the moment. However, if I'm not able to attend to your call, you would definitely get my assistant to put you through Guidelines and whatever Information you seek. Let me know when you would call, I may be back in meeting. Thanks

Best Regards,
Joanne.

From: [REDACTED]
Date: Sun, 29 Sep 2013 09:47:56 -0300
To: [REDACTED]

Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hi Joanne, Would it be ok to call you this afternoon for some further information and booking instructions. If so please give me a time that is suitable for you. We are Very interested. Thank you.

From: [REDACTED]mailto:[REDACTED]
Sent: September-28-13 11:37 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

It is available. Address: [REDACTED]

From: [REDACTED]
Date: Sat, 28 Sep 2013 19:45:13 -0300
To: [REDACTED]
Subject: RE: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hi Joanne,
Is this unit available for Jan Feb and March? What is the street address so I can see it on Google. I am interested. [REDACTED]

From: [REDACTED]mailto:[REDACTED]
Sent: September-28-13 7:25 PM
To: [REDACTED]
Subject: Re: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello
The Monthly Rent Rate is \$1800. Thanks
Best Regards,
Joanne.

From: "Kijiji Reply [REDACTED]" <post@kijiji.ca>
Date: Sat, 28 Sep 2013 10:24:23 -0700 (MST)
To: [REDACTED]
ReplyTo: [REDACTED]
Subject: Reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji

Hello! The following is a reply to your "OCEANFRONT BEACH VIEW DIRECTLY ON FORT MYERS BEACH" Ad on Kijiji:



Vacation Property Rental Agreement

This Vacation Property Rental Agreement is for the property owned by Joanne & Kathy.
located at: [REDACTED] Unit [REDACTED]
Please read this agreement in its entirety. Please sign and initial in the marked areas.
Return the signed agreement after payment of a reservation deposit.
Please keep a record of this agreement for yourself.

Scam

Rental Rate: \$750/Week
\$1800/Month

Nights : 90

Total Rent: \$5400

Security Deposit: \$350

Date of Arrival: 01/01/2014

Date of Departure: 04/01/2014

Reservation Deposit: \$3050

All rates are plus 11% tax, 85.00 cleaning fee and a refundable security deposit.

***Balance Payment is Due 30 Days to Lease Date**

NAME OF GUESTS

The following people would be staying at the Rental Property (optional)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*Total Number of Guests: _____ * (compulsory)

RESERVATION INFORMATION

Reservation held via: Paypal

Payments via Paypal sent to:

Paypal Account ID: kathym22513@live.com

Payers Paypal Account ID: _____

Amount Paid: _____

Date Of Payment: _____

Pets.

Pets are allowed in the unit

Description of animals: _____

Furnishings. The units are furnished by the Owner. All units are equipped for light housekeeping. All paper goods, cleaning products and linens are the responsibility of the vacationer.

SECURITY/DAMAGE AGREEMENT

Security Deposit. A security deposit of \$350 has been deposited with the Property Owner. The deposit covers any damages to the rental property and its furnishings caused by Vacationers and guests. Owner may use all or part of the security deposit to repair any damage caused by the Vacationers. Should the damage amount exceed the amount of the deposit, the Vacationer remains liable for the balance.

Key Charge . A \$50 (Fifty) fee will be charged to Vacationers for failure to return any and all Rental Property related keys.
These charges shall be deducted from the security deposit.

SLEEPING CAPACITY/DISTURBANCES

Vacationers and all other occupants will be required to vacate the premises and forfeit rental fee and security deposit for any of the following: 1) Occupancy exceeds the sleeping capacity stated on the reservation confirmation; 2) Using the premises for and illegal activity including, but not limited to, the possession, serving, or consumption of narcotics, by or to persons not allowable by law; 3) Causing damage to the premises or to any neighbouring property, and 4) Any other act(s) which interferes with any surrounding neighbour's right to quiet enjoyment of their property

CLEANING:

The Property will be inspected, sanitized and cleaned prior to your arrival, and after your departure. Your rental fee provides up to three hours of normal cleaning after you depart, so that you may enjoy your vacation up to the last moment. **YOU ARE REQUIRED** to leave the property in the same general condition as when you arrived, by making sure dishes are washed and put away, towels and linens are washed and dried, and the home is generally "picked up" and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$40/hr.

CHECK-IN/CHECK -OUT PROCEDURE

1. **Check-In.** Check-in time is 12 PM on the day Vacationer's scheduled reservation begins. No early check-ins without prior consent of Owners.
2. **Check-Out.** Check-out time is 3PM on the day Vacationer's scheduled reservation ends. Any delay in check-out, without prior consent of Owners shall result in Vacationers being charged additional fees.

CANCELLATION POLICY

If you need to cancel for any reason after receipt of your reservation, your rental fees would be refunded if cancellation is done at least **21 Days before Date Of Lease** , unless the vacation rental is re-rented for the same time period..

USE AND ENJOYMENT OF UNIT AND PROPERTY

Use of Premises.

Vacationers will comply with all local laws, ordinances and community rules regarding the use of the premises.

Failure to adhere to these rules will be considered sufficient cause for immediate termination of your stay and all monies paid will be forfeited.

Occupancy

At no time, shall the occupancy of the vacation rental exceed more than the expected amount by the vacationer.

Quiet Enjoyment. Vacationers shall be entitled to the quiet enjoyment of the rental unit. Any disturbance resulting in police action, neighbourhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

Smoking.

Smoking is allowed on the premises.

Alcohol.

Alcohol is allowed on the premises.

WHAT WE SUPPLY:

The property is fully furnished, and is equipped to include: bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen, TV's and satellite system, laundry room, barbecue and outdoor furniture. WE MAY NOT HAVE ALL THE ITEMS YOU ARE ACCUSTOMED TO HAVING AT YOUR OWN HOME.

If there is a speciality item that you are accustomed to using (such as a special type of cooking utensil, etc.) please provide for those items by bringing them with you.

HOLD HARMLESS

Owner attempts to properly maintain the vacation rental. The vacationer agrees to immediately notify the owner of any maintenance problem, so that the situation can be remedied as soon as possible. Owner is not responsible for any inconveniences that may occur for which he has no control. This includes, but is not limited to: *Power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as television*, Etc. No refunds will be given for occurrences beyond the owner's control. Owner shall not be held liable for any injuries that may occur to Vacationers or their guests as a result of the acts of said Vacationers and guests. Owner is not responsible for any theft or damage to vacationer's belongings during their stay at the vacation rental.

Upon written or electronic endorsement, vacationers agree that they have read and understood this agreement. The vacationer accepts all terms, conditions, and restrictions without exception.

SIGNATURES

_____	<u>KATHY MOTA</u>	<u>JOANNE HOLMAN</u>
(Vacationer's name)	(Owner's Name)	(Owner's Name)
_____	<u>Kathy Mota</u>	<u>Joanne Holman</u>
(Vacationer's Signature)	(Owner's Signature)	(Owner's Signature)
_____		_____
_____		_____
_____		_____
(Address, City, State, Zip)		(Address, City, State, Zip)
_____		_____
(Email Address)		(Email Address)
_____		_____
(Telephone number)		(Telephone number)
_____		_____
(Date)		09/30/2013
		(Date)