SPECIAL NOTE: This property requires an application fee of $50 to be submitted to HOA 2 weeks before your arrival and reservations for not less than 2 weeks (with sign of the Lease). Online bookings may be rejected if a booking is made outside of these parameters. Call us at 1-262-643-5734 today with your questions.

There are three more similar properties in our community which were advertised on internet for vacation rental and all had higher prices for winter rental (from 2500 to 2600 per month during Jan-Apri). Plus, they charge $110 departure cleaning fee, $50 HOA approval of the lease, and from $300 to $500 refundable security deposit. All these properties in our community are already booked for these popular months according to their calendar (all in red color). WE ARE NEW HOSTS AND POSTED THE LOWEST PRICE FOR WINTER MONTHS RENTALS IN THIS COMMUNITY - $2,450 per month for Feb.- Apr. of 2012. If you are planning to rent from Feb.20 through Apr. 16 (56 nights) you will be charged by airbnb.com the total of $4,908 (including all the fees). We can give you an ADDITIONAL DISCOUNT of $108, so the total you will pay to airbnb.com will be $4,800. They will pay us much less than that amount. So, after all the fees and taxes will be deducted from our payout we will get less than $2000 per month from you. Airbnb.com will process $300 refundable security deposit from you later on. After you will pay with your credit card your first installment out of two, airbnb should release all our contact information. According to the rules of this nice community, we will need to send you Lease Agreement to sign and then we will need to give that Lease for approval to our Home Owners Association (HOA) together with $50 approval fee. This should be done as soon as possible, but not less than 2 weeks in advance of the beginning of the lease. This sounds complicated, but in reality it is not. Everybody gets approved. This way HOA simply increases its income by charging $50 for each Lease Approval ("to get something out of nothing"). Everybody wants their share of the "pie". This is the reality....

**"Pool Home In Fort Myers Near Sanibel, Pier & Beach”**

**PROPERTY DESCRIPTION:**Very beautiful location in Lee County, which offers awesome TROPICAL BEACHES. You are minutes away from Fort Myers Beach /Estero and Sanibel Islands (5-10 MIN drive by car).
Smoking and Pets - NOT ALLOWED! We could provide a CAR for additional $20/day. We have INTERNET, PRINTER, CABLE TV (4 TV sets), DVD, 2 VCRs w/VHS movies for kids and adults, FISHING EQUIPMENT, outdoor BBQ GRILL, beach chairs, etc. Heated POOL is adjacent to the building. TENNIS COURTS and 300' FISHING PIER are 5-10 min walk in the neighborhood of nice large homes.

Comfortable and spacious (2,434 sq. ft.), recently renovated 3+ bdrms (3 bdrms. upstairs and beautiful, nicely decorated A/C Florida room on the first floor with skylights, windows and glass patio doors - may be used as an additional bdrm.)/ 2.5 bthrm. Condo/TOWN House in South Fort Myers (IONA area) near the community HEATED POOL. Accommodates max. 7 people.

This lovely 2-story residence has been furnished with a comfortable and inviting décor making it an ideal home for your vacation. The kitchen is fully equipped with all one could wish for in a holiday home, huge American fridge/freezer with purified water & ice making machine, glass-top electric range and large oven, dishwasher, big microwave and waste disposal. There is a laundry room with washer and drier.

 FIRST FLOOR with all tiled floors has a nice entrance hall, cozy living room with a friendly wood-burning fireplace, dining room, very light Florida room (with sleeper sofa, love seat, tables) with 2 skylights, 2 windows and sliding glass patio doors, leading to the private courtyard (with outdoor furniture and tropical plants). Florida room can be used as an additional bedroom. First level has it’s own half-bath and laundry room (washer/dryer inside). Beautiful KITCHEN with lots of white cabinets and spacious pantry has newer appliances, including big refrigerator with ice and filtered water dispenser, electric stove, small kitchen appliances for preparation of food. All pots & pans, utensils and dishes are supplied.

 SECOND FLOOR has 3 spacious carpeted bedrooms (professionally steam cleaned by Stanley Steamers on Oct.29, 2011) furnished with comfortable beds, a hall, and 2 recently renovated and tiled bathrooms. For your entertainment we have provided 4 TVs, 1 DVD player, Stereo sound system, with radio and CD, and large collection of VHS tapes with 2 VHS video players. .

 THE UNIQUE BENEFITS OF THIS HOME

 The FIREPLACE in family room is friendly. The paved fenced in PRIVATE COURTYARD with outdoor furniture (glass top table with big new red umbrella and 4 chairs) and tropical plants around the fence is a perfect outdoor space for entertaining (we have a BBQ grill there) or for a peaceful time alone. The heated community pool is adjacent to our building. POOL has been recently upgraded and is heated, there are plenty of chairs, tables and lounges available there to enjoy while at the pool. A building by the pool has bathroom and shower facilities. Community TENNIS COURTS are close by. The walking path around the lake is perfect for a stroll. The grounds are level, so walking and biking are effortless. Nothing beats the cool evenings and long walks here. Community’s FISHING PIER (300 feet long) is in a short walking distance from the unit. You can hike on walking path around the community LAKE, swim in the heated pool, and enjoy the beautiful tropical setting. The people here are friendly and welcoming.

 There is an assigned parking space (#56) across the parking lot in front of the entrance, plus guest parking is available.

 THE BREEZE FROM NEARBY CALOOSAHATCHEE RIVER KEEPS THE AREA COOL AND COMFORTABLE EVEN IN THE SUMMER.

Preferred Long Term/ Seasonal/Monthly Rentals in winter.

Reservation/Security deposit of $500.00 is required.

All utilities are included. Electricity is incuded up to $100/ month (weekly allowance is $25, then $0.12 kwt/hr).

Note: until confirmed, rates are subject to change without notice.

Dates available: all year.

All taxes (5% lee county tax & 6% Florida sales) are responsibility of renters and will be ADDED to the price of rent.

One time DEPARTURE CLEANING FEE : $110.00\* (can be reduced to $50 if renters will agree to thoroughly clean the premises yourselves before departure, so the reduced fee will cover the inventory taking and inspection of the unit after guests' departure). The unit should be left in a ready-to-rent condition at the end of your stay, as could be immediately habitable by the next tenants after cleaning.

 Call us at 1(262)643-5734 with your questions.

Nearest Motorway : I-75 at 5 Miles

Nearest white sand beach: on the Caloosahatchee River - 10 min walking

Nearest Gulf Beach : Fort Myers Beach, Sanibel, Captiva at approximately 3 Miles

Nearest Barpub : Pinschers Crab Shack at 0.75 Miles

Nearest Golf : Gulf Harbor at 0.5 Miles

Nearest Restaurant : Wendy's, Quiznos at 0.75 Miles

Car: necessary if you plan to explore the area of Fort Myers and visit Gulf beaches. Without the car you can walk (20 min) to the restaurants or to the shopping center with Big KMart and other stores.

MEADOWLARK COVE = LOCATION, LOCATION, LOCATION!ALL TAXES (5% Lee County Tax & 6% Florida Sales) are INCLUDED.
Internet could be installed.

 **THE UNIQUE BENEFITS OF THIS HOME**
 The FIREPLACE in family room is friendly. The paved fenced in PRIVATE COURTYARD with outdoor furniture and tropical plants is a perfect outdoor space for entertaining (we have a BBQ grill there) or for a peaceful time alone .The heated community pool is adjacent to our building, only a few steps from the unit, so you don't have to pack anything; just bring a towel . POOL has been recently upgraded and is heated all season; there are plenty of chairs, tables, and lounges available there to enjoy while at the pool. Clubhouse by the pool has bathroom and shower facilities. Community TENNIS COURTS are awaiting you. The walking path around the lake is perfect for a stroll. The grounds are level, so walking and biking are effortless. Nothing beats the cool evenings, and long walks, here. Community’s FISHING PIER is very convenient to have for fishing. You can hike, swim in the heated pool, and enjoy the beautiful tropical setting. The people here are friendly and welcoming. This place offers so much. There is a front fenced in COURTYARD - paved & with outdoor furniture and tropical plants, that is private and great for entertaining. There is a nice shaded assigned parking space in front of the entrance plus guest parking available. The breeze from nearby river keeps the area cool and comfortable even in summer. The property is located in a quiet well established and popular McGregor/Iona area and the Peppertree Pointe community (Meadowlark Cove) of South Fort Myers with large well maintained homes throughout the area. The area is highly desired for winter rental. Don't forget the marina! Just a few miles to both Fort Myers Beach, Sanibel & Captiva Islands, there are many choices for adventure. Whether you need a short term residence for a few months or just a month getaway...you will not be disappointed!

Sorry, NO PETS and NO SMOKING!

 **THE FUN STUFF**
 Beaches of Estero (Fort Myers Beach) and Sanibel Islands are less than 15 minutes away. Retail outlets, restaurants and grocery are all nearby. Tanger Outlet Mall is about 2 miles away, while Miromar and Prime outlets are about 30 minutes driving by car. There are also a number of water parks, miniature golf facilities in close proximity to the house. A number of nature preserves and State Parks in the area make for great entertainment for young and old alike. Try an air boat ride, paddling a kayak through mangroves, fishing off one of many piers throughout the region, deep sea fishing with a charter company. All of those things are within easy and quick access to the home. For art and history buffs, there are museums and art galleries like the Ford and Edison Winter Estates in our downtown, Fort Myers Art Walk, the Baily-Matthews Shell Museum to name but a very few. We keep a complete directory on the desk for guests. For baseball fans, the Red Sox call Fort Myers their winter home as do the Minnesota Twins.
**THE LITTLE THINGS**
Some of the things we have included in our vacation home, like cooler for picnics, BBQ grill and fuel, dish and dishwasher soap, toilet paper and paper towels, coffee filters, shampoo and conditioner in master bath, shower bar, beach towels, laundry soap and dryer sheets are all designed to help you enjoy your stay in our home.
Meadowlark Cove is a quiet, laid-back community with friendly residents. The grounds are beautifully cared for, and continually updated by the residents' Homeowners Association. We hope you will enjoy the carefree but restful atmosphere of the 'village'.
**Why the Owner Choose Peppertree Pointe, Meadowlark Cove?**
Hello. We are a family from Kenosha, Wisconsin. This property was recommended to us by friends who live here. Last year we vacationed in the area and fell in love with this place. We found the Iona area to be a convenient location to everything we enjoy and Peppertree Pointe to be the community we wanted to be in. When we will retire, we plan to spend the winter months there. For now we would like to share our beautiful townhouse with others who enjoy the warm winter in southwest Florida. For discussion: (phone number hidden) tree four. I was an economist/accountant and now I am a homemaker and my husband is a computer programmer. We have two busy teenage boys, who like to study, read, play different musical instruments, etc.

| **Rate Name** | **Start Date** | **End Date** | **Week Night** | **Weekend Night** | **Weekly** | **Monthly** | **Min Stay** |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| SPRING  | 04/01/2012 | 06/30/2012 | 0 | 0 | 650 | 1,800 | 10 Nights |  |
| SUMMER | 07/01/2012 | 08/30/2012 | 0 | 0 | 675 | 1,850 | 10 Nights |  |
| FALL | 09/01/2012 | 11/30/2012 | 0 | 0 | 600 | 1,750 | 10 Nights |  |
| WINTER-1 | 12/01/2012 | 12/15/2012 | 0 | 0 | 750 | 2,450 | 14 Nights |  |
|  |  |
| WINTER-2 | 12/16/2012 | 12/31/2012 | 0 | 0 | 850 | 2,450 | 14 Nights |
| HIGH SEASON | 01/01/2013 | 03/31/2013 | 0 | 0 |  | 2,700 | MONTH |

### Add Taxes, Adjustments and Fees (optional)

| **Type** | **Fee Name** | **Description** | **Fee Basis** | **Cost** | **Required Fee?** |  |
| --- | --- | --- | --- | --- | --- | --- |
| Reservation/Security Deposit |  Refundable Deposit  | Refundable upon satisfactory inspection of the unit after check-out | Flat Rate | 500\* / stay | Yes |  |
| Fee | CLEANING FEE - one time for departure cleaning | Not Refundable Service Fee | Flat Rate | 110\*\* / stay | Yes |  |
| Fee | HOA Application for rent approval | Not Refundable Service Fee | Flat Rate | 50 / stay | Yes |

\***RESERVATION DEPOSIT which becomes SECURITY DEPOSIT at check-in time:** $500 - required
A $500 RESERVATION DEPOSIT is required at the time of booking to hold your reservation and becomes at the time of check-in a SECURITY DEPOSIT against excessive electric charges, any possible damages or missing items, or if the house has been smoked in, requiring intensive cleaning to remove smoke residue (REFUNDABLE upon satisfactory inspection of the unit after check-out). This SECURITY DEPOSIT will be REFUNDED within 14 days following satisfactory inspection of the unit (INVENTORY COUNT will be performed) after guests' departure if the following provisions are met: - No damage is done to premises or its contents (nothing is broken, stained, or missing from furnishings, appliances, fixtures, household items (linens, towels. pots and pans, dishes, utensils, etc.)- No early check-ins or late departures, unless preapproved by the owner in writing (all check-outs @10 am, late check outs in the same day could be charged up to $100/day)

**\*\*CLEANING FEE - one time for departure cleaning:** $110 - required
Not Refundable Service Fee. This fee COULD BE REDUCED to $50 - INSPECTION and INVENTORY TAKING FEE IF RENTERS WILL AGREE TO THOROUGHLY CLEAN (on professional level) THE PREMISES THEMSELVES ($50 will only cover the fee for the person to come to check the property condition after it is vacated and to take inventory of the unit). If the unit will be found not thoroughly cleaned, walls, countertops, furniture, FLOORS, carpets - with visible stains or chipped and linens, towels (used), etc. not washed, dried and things are not on their places, or missing or broken, the Security Deposit will be reduced by the additional amount (for the time spent for extra washing, cleaning, placing things on its places and replacing/fixing missing or broken items).