



**KELLY COVE REALTY, INC.**

**JUNE 2006**

**at HERITAGE POINTE**

HERITAGE POINTE is located in Southwest Florida near the beaches (Fort Myers, Sanibel & Captiva Islands). The Condominiums are built beside an eight acre lake. The Activities Center is on a two acre peninsula. The Clubhouse offers an activities director, resort size pool and spa, fitness center and billiards room. The lake is bordered by a jogging / walking path. There is a gated security entrance.

There are eleven buildings (four story) with elevators. Each condo offers a spectacular view on the lake. Each is privately owned, decorated and complete with housewares, linens, Cable TV and telephone. Rates reflect the decor and view. Each has a carport, screened patio, washer, dryer and complete kitchen. The minimum security deposit is \$700.00. Rentals of two months or more require an additional deposit.

HERITAGE POINTE has a one month minimum rental policy, extra nights or weeks may be added if available. Community registration and a \$100.00 fee is required of each rental. Rates are subject to change.

**MINIMUM Monthly Rates:** Reflect a one couple discount (1-2 guests, 10 nites or more, \$100.+tax per mo)

	DEC - APR 15	APR 16 - NOV
ASHBURY 2 bed / 2 bath	\$2800.	\$1100.
BROOKSIDE 2 bed / 2 bath	\$2800.	\$1100.
COLONADE 2 bed / 2 bath Den	\$3000.	\$1300.
DOGWOOD 2 bed / 2 bath Den	\$3100.	\$1300.

RENT & TAX are payable 30-60 days prior to arrival.

Tenants pay for long distance calls (using a credit card) and departure cleaning.

\*\*\*May 1 - November 30 only: requires tenant to pay for electric charges in excess of \$50/per month.\*\*\*

Six month leased rentals require a deposit equal to one months rent. Tenants pay utilities, final cleaning and carpet cleaning. Monthly payments begin 90 days prior to arrival. Call for Winter / Lease rates.

**NO PETS ARE PERMITTED..... NON SMOKING OR SMOKING UNITS ARE AVAILABLE...**

**RENTAL RATES ARE SUBJECT TO CHANGE. COMMUNITY RULES AND REGULATIONS MUST BE FOLLOWED (I.E. NO TRAILERS, BOATS, MOTOR HOMES).**

**KELLY COVE REALTY, INC. IS AN AGENT OF THE PROPERTY OWNER.**

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