

RENTAL RULES AND REGULATIONS

CHECK-IN TIME IS AFTER 4 P.M. CDT
CHECK OUT IS 10 A.M. CDT.

This is a **NON SMOKING** house. Absolutely, no exceptions.

DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$250 is required. This must be received at the time of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to house or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left in the lock box and house is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.

We will not rent to vacationing **students or singles under 30** years of age, unless accompanied by an adult guardian or parent.

CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty, except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee or \$25 whichever is greater. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

Rates include a one-time linen-towel setup.

NO DAILY MAID SERVICE – While linens and bath towels are included in the house, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the house.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

HOLD HARMLESS - This home is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement

Print Name: _____ **Signature:** _____ **Date** _____

Print Name: _____ **Signature:** _____ **Date** _____