

Englerwood Beach House

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK-OUT IS 10 A.M. EST.

Any variation to these times required prior approval.

2. This is a NON SMOKING unit. There is no smoking allowed in the unit or within 6 feet of a door. If you are smoking outside and the wind blows the smoke into the unit you will be charge an ionization fee and may be asked to leave immediately without refund.

3. Pets are not permitted in rental units under any conditions.

4. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$ 500 is required. This must be received within seven (7) days 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 unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, trash, and discards are placed in trash bins, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen counter and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO Early check-in or late check-out unless prior arrangements are made.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
- No trash is left in the yard or around the property.
- House or Condo is not excessively dirty**

** Property is considered excessively dirty when more than 1 set of sheets per bed is left to be laundered, dirty dishes are not put into a sink or dishwasher, trash is outside the trashcan, or the overall unit requires more than the normal 3 hours to clean. You will be charged \$50 per hour for extra cleaning.

All other rules that are posted in the unit must be followed as well.

5. PAYMENT - An advance payment equal to \$500 of the rental rate is required immediately. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Gina Hollis. The advance payment is not a damage deposit. The BALANCE OF RENT is due 30 days before your arrival date. It is your responsibility to send in the payment on time. If payment is not received by the date indicated on the contract your reservation is subject to cancellation.

6. 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. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment of \$500. Cancellation or early departure does not warrant any refund of rent or deposit.

7. MAXIMUM OCCUPANCY - The maximum number of guests per unit/house is limited to six persons. If any more than 6 people stay on the property, you will be EVICTED IMMEDIATELY and we will NOT REFUND any portion of the remainder of your contract.

8. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the units. If you require daily maid service, please contact the property manager and it can be arranged for an extra fee.

9. RATE CHANGES - The rate quoted will not change provided all payments are made within the timeframes specified.

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10. 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 checking.

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

12. HURRICANE OR STORM POLICY - No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

- 1. Any unused portion of rent from a guest currently registered,
- 2. Any unused portion of rent from a guest who is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
- 3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

13. Although it is an extremely rare instance, sometimes unexpected things come up and adjustments have to be made to your reservation. Owner reserves the right to cancel your reservation at any time and reserves the right to move you to another unit. If this situation occurs, you have the right to agree to the new accommodations or to cancel your reservation without penalty. If you are moved, you will get the best possible unit available at no extra charge.

14. OIL SPILL - If there are substantiated reports of oil on Englewood beach, you are entitled to a full refund without penalty.

I agree that all rental monies are non-refundable per the cancellation policy above. By signing below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____

Address: _____

City, State, Zip _____

Phone Number: _____