

Rental Rules: Tween #673115 and Ria Casa #337811 and McNair Cottage #282731

CHECK-IN TIME is AFTER 3 P.M. AND CHECKOUT is 10 A.M. No Early Check-In or late checkout without approval.

No smoking is permitted.

PETS are not permitted

You must be over the age of 25 to rent these properties.

DAMAGE/RESERVATION DEPOSIT - a security deposit of \$300 is required. The deposit is NOT applied toward rent; however, it is fully refundable within (21) 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, rubbish and discards are placed in the outdoor trash cans provided and soiled dishes are placed in the dishwasher and cleaned.

All keys are left on the kitchen table

All charges accrued during the stay are paid prior to departure.

No lines are lost or damaged.

No evidence of Smoking on premises.

No early check-in or late checkout.

The renters is not evicted by the owner (or representative of the owner), or the local law enforcement

Use of the Internet to download copyrighted material is NOT allowed.

Please be advised:

If our Internet Service Provider (ISP) notifies us that our internet IP address has been used in any Internet abuse, like, downloading of unpermitted games, films, photos, songs or other copyrighted protected material, during the time of your rental period we will seek reimbursement from you for any penalty for copyright violation that we (the Owners) are charged with.

PAYMENT- An advance payment equal to 50% of the rental rate is required to hold your reservation. The advance payment will be applied toward the rent. The BALANCE OF RENT is due 2 weeks before your arrival date.

CANCELLATIONS- a sixty (60) day notice is required for cancellation. Cancellations are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result is a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

MAXIMUM OCCUPANCY - The maximum number of guests are Tween (337649) is 8. The

maximum number of guests at Ria (337811) is 11. Maximum number of guests at McNair Cottage is 8.

**NO DAILY HOUSEKEEPING SERVICE-** While linens and bath and beach towels are included, daily maid service is not included in the rental rate. Upon departure you are required to leave in the kitchen a check (made payable to AMY HACKETT) or cash in the amount of \$75. McNair Cottage cleaning charge is included in rent. (McNair Cottage, Linen fee is \$55 and towel sets are \$5 each).

**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 exception to the above mentioned policies must be approved in writing in advance.

**PARKING -** Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted.

**FIREPLACES -** The fireplace is not to be used during the summer rental season. The owners must approve use of the fireplace during the off-season.

**WATER AND SEPTIC.** The cottages have their own well and septic systems. The septic system is very effective; however it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to two hundred dollars (\$200).

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

The state or local authorities order mandatory evacuations in a “Tropical Storm/Hurricane Warning area” and or

A “mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning” area of residence of a vacating guest. The day that the authorities order a mandatory evacuation order in a “Tropical Storm/Hurricane Warning” area, we will refund:

Any unused portion of rent from a guest currently registered;

Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the hurricane Warning is lifted; and Any advance rents collected or deposited for a reservation that is scheduled to arrive during the “Hurricane Warning” period.

**TRAVEL INSURANCE -** We highly recommend all guest purchase travel insurance. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) for detail and to purchase.

The property is privately owned; the owners are not responsible for accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongs or valuables of he 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.

**VERY IMPORTANT ASSUMPTION OF ALL LIABILITIES, CONSEQUENCES AND DAMAGES RESULTING FROM THE USE OF THE POOL, DOCK, KAYAKS, SAILBOATS, BICYCLES, WATER SPORTS OF ANY KIND AND OTHER RECREATIONAL USE ITEMS.**

I understand that serious injury or death could result from the use of any of the aforementioned items. I assume all responsibility associated with such use and agree to adequately supervise their use while our family, friends and any other person (s) authorized by me or through my personal use. I will ensure that all items are operated with abundance of safety and caution and in conformity with all applicable laws. There is absolutely no running or jumping or diving from the dock or around the pool.

I understand that I am borrowing any items and that there is no rental charge or fee for such use.

All items and equipment are used in "as is" condition and there are no warranties or guarantees as to their safety features or operations. I AGREE TO INDEMNIFY AND HOLD HARMLESS, JOHN AND JOAN ALBERT LAWLER, AND/OR OWNERS of such items for any loss or damages which might result from their use, whether I have obtained their permission for use or not.

Basically, I am agreeing to assume all risks associated with the use of any of the aforementioned items.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date