

RENTAL RULES

1. SMOKING is NOT ALLOWED WITHIN the PREMISES AT ANY TIME.
2. PETS are NOT ALLOWED WITHIN; AT, or ON THE PREMISES AT ANY TIME.
3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
4. All of the units are 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.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses

7. Parking:

Option A: PARKING – Parking is STRICTLY limited to ___ vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

(Additional parking- (cul-d-sac only) – DO NOT PARK ON EMPTY LOT(S)
Parking on empty lot will result in a fine and/or maintenance charge to guest to repair)

8. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
9. Pool/Hot Tub: Use of the pool/spa facilities is at your own risk. We are not responsible for the use or misuse of these facilities during your stay. Anyone with cuts/infections/colds/illnesses or other ailments is strictly forbidden to use these facilities during their stay. Guarantor accepts full responsibility for all guests for the use of these facilities during their stay. No children under the age of 18 permitted in hot tubs without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our pool keepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. [DO NOT STAND ON THE HOT TUB COVERS] Hot tub covers are for insulation purposes and are not designed to support a person or persons. Hot tub covers are not covered by insurance. Guarantor will be charged for any damage. Remember when not using the hot tub, LEAVE THE COVER ON so hot tub will stay warm. Pool may be heated upon request in advance only.
10. Water and Septic: The property is on a public well and septic systems. The mineral content in the water is high. 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, or other materials have been flushed and clog the septic system, you will be charged for all repairs/damages.

PLEASE NOTE: The following ARE NOT COVERED BY RENTAL INSURANCE. Guest hereby agrees to pay for, and be billed on their credit card by RANDALL REALTY for ANY/ALL charges not covered by rental insurance, WITHOUT DISPUTE (which may take up to 30 days to process/change after guarantor/guest vacates premises); for a period of 30 days after guest vacates the premises.

11. TRASH/WASTE: ALL INDOOR TRASH/WASTE receptacles will be emptied by guest PRIOR to the end of their stay.

12. UPON VACATING THE PREMISES; GUESTS ARE TO:

A. Leave ALL appliances free of cans, bottles, food, paper, and debris of any kind.

B. Have all silverware, dishes, pots/pans/utensils cleaned and placed back into drawers/cupboards.

C. Insure that all outdoor trash receptacles have been placed onto the roadside the night before vacating the premises. (FRIDAY)

D. Place all outdoor furniture to its' original check-in position.

13. Guests are responsible SECURING ALL WINDOWS/DOORS/SLIDINGDOORS to the property before vacating the premises.

14. Bedroom furniture, rugs, appliances, or items other than dining/stool seating are NOT TO BE MOVED AROUND, nor WITHIN the premises.

15. GRILLING of ANY KIND IS STRICTLY FORBIDDEN except in the designated area of the pool deck where the house grill is located.

16. Excessive food/materials on, or damage to walls will result in a cleaning/repair fee to guest, and is NOT COVERED by rental insurance.

17. Excessive SAND/DEBRIS in the POOL/HOT TUB is NOT COVERED by standard cleaning fees. Enclosed/outdoor showers are located on the board walk and pool area of the home. Guests are to remove all sand/debris PRIOR to entering pool/hot tub.

18. ALL keys are to be returned to the office and the rental check out form is to be signed.

19. Souvenirs/theft are not covered by insurance. A DETAILED inventory of all property items is taken each week PRIOR TO, AND AFTER CHECK-IN. Items found missing will be charged to the guest.

20. Storms: If there is a storm or hurricane, no refunds will be given. Guests must purchase renters or travel insurance to cover any type of storm or any other instance.

21.

Access to property.

“The Rental Agreement entitles certain persons named or designated to be present on the premises during the term of the Agreement.

No other persons shall be allowed to come upon the premises, other than social guests of the lawful occupants, (listed on the rental agreement by number, and are legally related to the occupant) without notice to and permission from the Owner. Further, no person is authorized to allow access to the premises to any person not named or designated herein without notice to and permission from the Owner, and presence on

the premises by any persons not authorized by the Agreement or by Owner shall be deemed unlawful and punishable as a trespass.

22. At the time down payment is completed, GUARANTOR/GUEST will be provided (via email or via invoice) a schedule of for payment(s) due. Should a future payment not be completed at the date/time provided (guest is to retain date/time for his/her records), Agent, at their discretion may either:

a. Charge the card on file for said amount

or

b. Declare the agreement null/void.

If the Agent declares the agreement null/void, Agent agrees to release the guarantor/guest from any further monetary obligation;

however, guest/guarantor agrees that any/all funds already paid are non-refundable.