

**SEAGROVE ON THE BEACH PROPERTY RENTLAS
RENTAL CONDITIONS**

A. Check-in Time: 4:00 p.m. (Central Time) or after, earlier check-in should not be anticipated.

Check-out Time: 10:00 a.m. (Central Time) or before. Check-in and check-out time location:

SEAGROVE ON THE BEACH PROPERTY RENTLAS office is located at 5311 E. Co. Hwy. 30-A Suite 4 Seagrove Beach, FL. 32459

ALL RESERVATIONS INCLUDE A \$35.00 RESERVATION FEE.

A. Cancellation Policy: If cancellation is less than 60 days prior to check-in, total forfeiture of Deposit unless unit can be re-rented with no lost time or revenue. Monthly reservations Must cancel at least 90 days prior to arrival. Consideration will be given to cancellations due To death of a close family member, i.e.: (brother,sister,mother,father) ONLY upon receipt of a Copy of a death certificate

B. Rental Payment: Balance of rental payment and deposit is due 30 days prior to arrival. We Accept cash (traveler’s checks and money orders), personal checks with proper Identification/verification,Amex,Mastercard, VISA and Discover cards only. All rates are Subject to applicable Florida state and local sales tax. At check-in the damage/security Deposit is applied toward the rental amount. If paying with cash please have **The correct amount as this will expedite your check in.**

C. Reservation Change/Cancellation Charge: “reservation change” is defined as the rental of a Different unit during the same dates (extending an existing reservation one or several days is Not considered as a “reservation change”). One free “reservation change” is allowed, subject To availability and provided change is made 60 days prior to the scheduled date of arrival. (Reservation change/cancellation service charge is \$50.00). No reservation changes shall be Accepted less than 90 days prior to check-in date, without Manager’s approval.

D. Prohibited Acts: You will be asked to vacacate immediately, with no refund, if any of the Following occurs during your stay.

1. Pets in a unit not allowing pets. In addition a \$250.00 flea spray will be assessed, plus Possible damage cost.
2. Continued loud and unruly behavior.
3. more than the maximum number of guests allowed.
4. No grills on decks, porches, or inside rental unit.
5. No fireworks or firecrackers on property.
6. We do not rent to students or singles under 25 years of age.
7. Rental obtained under false pretense of misrepresentation.

E. Transfer: SEAGROVE ON THE BEACH PROPERTY RENTLAS reserves the right to assign the tenant to a Different rental unit than the one confirmed to the tenant. In such a case, Seagrove On The beach would, if time allows, contact the renter immediately to notify him/her of The change.

F. When checking-out: Please do the following:

1. Do the dishes (clean dishes may be left in the dishwasher if ran with dishwasher Detergent).
2. All trash and garbage removed from unit and placed in proper receptacles.
3. Set A/C on 75 F or heat on 55 F as applicable. Turn off lights and appliances, lock All windows, doors and sliding doors.
4. Leave the unit in a reasonable state of cleanliness.

G. Items you may need to bring detergent, dish detergent, bath soap, paper products, trash can liners, beach

towels. All properties come with 2 towels per sleeping capacity, 2 kitchen sets, 5 wash clothes per bathroom. Extra towels and wash clothes will be issued at \$5.00 delivery and \$2.50 per towel, and \$1.25 per wash cloth.

NEW COUNTY ORDINANCE: ITEMS LEFT ON THE BEACH WILL BE CONSIDERED ABANDONED AND WILL BE DISCARDED. ITEMS WILL BE REMOVED AND WILL NOT BE RETURNED UNDER ANY CIRCUMSTANCES

H Security Deposit Protection plan covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to check-out. The policy will pay a maximum benefit of **\$3000.00**. Any damages that exceed **\$3000.00** will be charged to the credit card on file. If, during your stay at one of our Rental Properties, an Insured Person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of **\$3000.00** Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the Certificate of Insurance or Insurance Policy www.vacationrentalinsurance.com/10sdi **By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Seagrove On The Beach Property Rentals Inc. any amount payable under the terms and conditions of the Security Deposit Protection.**

I. Disclosures: SEAGROVE ON THE BEACH PROPERTY RENTLAS is the agent of and represents exclusively the Owners of the rental units listed.

J. Every effort has been made for accuracy in our brochure and any other printed material However, SEAGROVE ON THE BEACH PROPERTY RENTLAS is not responsible for errors or omissions.

Rates, unit descriptions and rental conditions are subject to change without notice.

2. Please note that no refunds are given on small appliances, TV/VCR, dishwasher, Utilities etc...failure.
3. Request to open door resulting from tenants’ misplacement of key (code) is subject to \$25.00 service charge.
4. Cancellations or early departure due to inclement weather do not warrant any refund, Rent or deposit. Refunds will be made only if Mandatory Evacuation has been ordered By local or state authorities. Refunds will then be issued on a pro-rated basis.

K. Personal Items Left Behind: SEAGROVE ON THE BEACH PROPERTY RENTLAS is not responsible for lost or Misplaced items. However, if notified and/or found within a reasonable time, we will be Happy to ship the item(s) to you with a valid credit card. SEAGROVE ON THE BEACH PROPERTY RENTLAS Is not responsible for errors made in delivery by the carrier.

L. Telephone Usage: All units provide a telephone. All phones have restricted service. You Must use a calling card or a credit card in order to place a long distance phone call. Guests Assume full responsibility for calls placed or received during guests stay.

M. Community Association Rules: Tenant agrees to abide by the rules and regulations in effect In communities subject to covenants. They include the use of dedicated easements to access The beach (if not beach front). Tenant also agrees to abstain from trespassing on property not Included in tenants’ rental agreement. Boats, travel trailers, and jet skis are not permitted any parking areas at any property without prior written permission. **This includes COPYRIGHT INFRINGEMENT USNING CABLE, WiFi, INTERNET while on premises! Punishable up to \$250,000.00 fine. You IP Address time & date are recorded by the ISP.**

A COPY OF THESE CONDITIONS MUST BE SIGNED AND RETURNED TO SEAGROVE ON THE BEACH PROPERTY RENTLAS.

GUEST SIGNATURE _____

GUEST RESERVATION NUMBER _____

GUEST CHECK IN DATE _____

GUEST CHECK OUT DATE _____

DATE SIGNED _____