

Beach Resort Services - Guest Rental Agreement

This GUEST RENTAL AGREEMENT is due back as soon as the reservation is made NO EXCEPTIONS

This Rental Agreement constitutes a contract between the Renter as named below and Beach Resort Services known as Manager of the described property. The conditions, limitations and restrictions printed below are included as part of this agreement. Renter is responsible to read up-dates and changes to this agreement on our website and understands that violation of any terms herein by either the Renter or anyone at the property during the rental period may result in the manager/agent taking immediate possession of the property with no refund. Renter understands and agrees as follows:

1. THAT whomever's name appears on this agreement is at least 25 years of age, that the property is being used for the purposes disclosed to the Manager and agrees to be responsible for the actions of all occupants and/or visitors during the rental period. Renter must be available at the property during the rental period and may not leave individuals under 25 years of age unattended. Managers agent has authority to enter the property upon notification of any possible violation of this agreement.
2. THAT this reservation is limited to the total number of guests advertised (including day or night visitors). If the number of guests exceed the limit, if the behavior of occupants is considered abusive or dangerous by Manager, the reservation will be terminated immediately with no refund. NO SMOKING allowed inside any of our rental houses! Do not throw cigarette butts in the yard. There will be a charge to remove debris from yard.
3. TO pay accidental damages beyond the accidental damage coverage provided, to pay any non-accidental damages, dog damages & fees, cleaning fees, or any fees associated with violations of the policies and procedures as stated on this Guest Rental Agreement or any other publication. Violations will result in charges from \$300.00 to \$1000.00. Certain areas are reserved for owners personal use and may not be entered. If the owners private area is accessed or attempted to be accessed we will charge your credit card for damages or missing items. RV / Camper hook-up is not allowed, campfires are limited to beach. Do not move BBQ pit. BBQ must be left clean. Any charges realized upon departure will be invoiced and charged immediately to the credit card on file. If the credit card on file does not process will pursue legal action to gain reimbursement.

PROPERTY MUST BE LEFT CLEAN WHEN YOU CHECK-OUT!

- * Leave beds unmade, mattress pad, comfort & pillows left in the middle of the bed
- * All dishes must be clean and put away - not left in dishwasher
- * All floors must be swept, mopped, vacuumed, etc...
- * Linen Option - All linens must be left in the duffle bags next to the front door
- * Yard must be clear of debris, cigarettes butts, cans, etc...
- * Trash must fit inside cans. There will be a charge for hauling trash. Properties without cans must take trash to dumpsters. Trash can(s) should be at end of the driveway the night before.
- * Downstairs: roll up hose, pick up trash, clean out bbq (\$25.00 fee), dog poop, etc...
- * Refrigerator must be wiped out and left clean
- * If you disconnect TVs, DVDs, etc... they must be left connected and working

4. THAT dogs are NOT permitted without approval and a non-refundable pet fee. Each owner makes the determination of the number of dogs allowed at each property, size and breed. **DOG FEES WILL BE DOUBLED**, all monies lost and Renter will be vacated from the property immediately if a dog or evidence of a dog is found without prior approval. All other animals are not allowed at all - this includes but not limited to cats.
5. RENTER will make every effort to protect AND secure the property. Any damages/maintenance should be reported as soon as you check in. Manager is available after hours for emergency repairs only. Not TV, Cable, Internet, etc... There will be a charge for lock out calls. Non-Emergency issues must be reported between 9am-4pm weekdays, 10am-2pm Saturdays, we are closed on Sundays. Managers agent must be allowed to enter the property to make necessary repairs. Report suspicious activities to Manager or Sheriff's Dept. 979-265-9310 call 911 for emergencies.
6. Cancellations - Changes - Refunds
 - a. No cancellations/changes on rentals \$1400.00 or more after March 15th. Trip Interruption & Cancellation Insurance is non-refundable at anytime.
 - b. Rental "dates only" may be changed 1 time 12 weeks prior to check in date as dates allow (except for 6a) with a \$75.00 change / cancellation fee.
 - c. To be eligible for a refund (less cancellation fee, trip insurance & resort fee) written notice must be received at least 12 weeks prior to arrival date. If cancellation is made within 12 weeks of arrival date Manager will attempt to re-rent the property. If property is re-rented a refund less any difference in the rental rates / discounts and fees will be issued within 30 days from the original check in date. If not re-rented the full payment(s) will be forfeited.
 - d. We do not offer refunds for hurricanes. All hurricane related refunds are handled through the travel insurance company IF opted to take out a policy.
 - e. No one is allowed at the property until the rental has been released by the rental agent. Key(s) must be returned to office by renter or a designee 25 years old or older no later than 11am on or before the check out date to avoid additional charges. We will charge 1 1/2 day rent if you access the property prior to checking in.
7. THAT there will be no refunds/prorations due to any mechanical failure and/or service failure including, but not limited to WiFi, television, appliance, water or air conditioner failures. After notification, failures will be repaired as quickly as possible. Manager will be available after hours, weekends and holidays by calling 979-233-4900 or 979-236-3670.
8. Renter agrees to indemnify and hold harmless Owner, Manager or their employees from any claim or demand arising from any use of the property. Renter's signature guarantees monetary and physical responsibility.

Information on the Trip Interruption and Cancellation Insurance can be found at: www.trippreserver.com or by calling 1-866-889-7409

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| <input checked="" type="checkbox"/> | I agree to the terms of this agreement and I opt to purchase the Trip Interruption & Cancellation Insurance |
| <input checked="" type="checkbox"/> | I agree to the terms of this agreement and I opt not to purchase the Trip Interruption & Cancellation Insurance |

I, QUOTE SHEET have read and agree to the terms of this agreement and authorize charges on my credit card for the rental rates as described in this rental agreement and for cleaning if required, policy violations and damages deemed not to be accidental as witnessed by my signature above. The reservation total as shown on this agreement may change if optional services are added or deleted at the renters request. Manager reserves the right to make final interpretation of this agreement. Manager accepts no responsibility for typographical or printing errors on this agreement or any advertisement or publication. Information provided on any publication may change without notice. Manager reserves the right to move Renter to a comparable property with or without notice if the need arises.

Reservation BR ote Sheet	House	Wyndswept
Total Occupants At Anytime Day/Night		16
Arriving Date at 4pm		11/18/2017
Departure Date at 11am		11/25/2017
Base Rate	\$	1,500.00
Tax	\$	150.00
Linen Service	\$	192.00
Dog Fee	\$	-
Accidental Dam. Coverage - Non-Ref.	\$	75.00
Resort Fee	\$	146.06
Trip Interruption & Cancellation Ins.	\$	-
Reservation Total	\$	2,063.06