

**RENTAL CONTRACT
RULES, REGULATIONS, & PAYMENT TERMS**

9889 Beach Road, Foley AL 36535

1. **CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.**
2. This is a **NON SMOKING** unit.
3. **Pets are not permitted** in rental units under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT** – A damage/reservation deposit of \$2500 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.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - c. All keys are left on the kitchen table and unit is left locked.
 - d. No linens are lost or damaged.
6. **PAYMENT** – 50% of rental payment plus the \$250 deposit are due in order to book the house. 100% of rent plus the \$200 cleaning fee are due no later than 30 days before house is reserved. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to BRIAN O'DONNELL.
7. **CANCELLATIONS** – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (60) days prior to check-in.
9. **MAXIMUM OCCUPANCY** – The maximum number of guests is limited to eight (18) persons.
THIS PROPERTY REQUIRES A ONE WEEK MINIMUM STAY.
10. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
11. **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 suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
12. **RATE CHANGES** – Rates subject to change without notice.
13. **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.
14. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
15. **HURRICANE OR STORM POLICY** – No refunds will be given unless:
 - a. The National Weather Service or local/ state authorities orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area". The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

**RENTAL CONTRACT
RULES, REGULATIONS, & PAYMENT TERMS**

9889 Beach Road, Foley AL 36535

RATES and AVAILABILITY

Rate Period	Nightly	Weekly	Monthly*	Minimum Stay
Winter Season - Jan 1 2014 - Mar 31 2014	\$350	\$1,600	\$2,900	5 nights
Spring Season - Apr 1 2014 - May 21 2014	\$350	\$2,000	\$3,500	5 nights
Memorial Day Week - May 22 2014 - May 30 2014	NA	\$3,000	NA	7 nights
Early Summer - May 31 2014 - Jun 27 2014	NA	\$2,400	NA	7 nights
July 4th Week - Jun 28 2014 - Jul 10 2014	NA	\$3,000	NA	7 nights
Late Summer - Jul 11 2014 - Aug 27 2014	NA	\$2,400	NA	7 nights
Fall Season - Sep 3 2014 - Dec 31 2014	\$350	\$2,000	\$3,500	5 nights

Additional information about rental rates:

- Refundable Damage Deposit: \$250.00
- Cleaning Fee: \$200
- 50% OF RENTAL PLUS DEPOSIT DUE TO RESERVE RENTAL
- 100% DUE PLUS CLEANING FEE DUE 30 DAYS BEFORE STAY

*Approximate monthly rate. Actual rate will depend on the days of the month you stay.

REQUEST RESERVATION FOR:

WEEK OF: _____

MONTH OF: _____

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date: _____

If you wish to use a credit card for this rental, please provide the following information:

Name on Credit Card: _____

Credit Card Billing Address: _____

City: _____ State: _____ Zip: _____

Type of Credit Card: Master Card Visa

Credit Card Number: _____

Expiration Date: _____

I hereby give permission to charge my credit card for the amounts above.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ Date: _____