

RENTAL POLICIES/CONDITIONS

RESERVATIONS:

Reservations are made on a first come, first serve basis. In order to hold your reservation, we require a deposit of 50% of your total rental fee including taxes. Persons making reservation must be at least twenty-five (25) years of age (an "adult") and must be an occupant of the premises during the entire reserved dates. The rent deposit must be received within 21 days after booking in order to confirm your reservation. An e-mail reminder or a mailed Balance Due Invoice will be sent to you three to four weeks prior to check in and final payment is due 21 days prior to check-in. In addition to your rent balance and tax, a security/damage deposit in the amount of \$1000 * is required. You may use a credit card to secure your security/damage deposit. Florida Tourism Tax on all homes, hotels and condos is 11%. Our homes are smoke-free and pet-free. Reservations will be held for twenty-one (21) days. If the signed rental agreement and deposit are not received within a twenty-one (21) day period from the "Agreement Date" on the Vacation Rental Reservation page, the reservation will be cancelled.

WEDDING / EVENTS: Some (but not all) of our vacation homes allow wedding receptions or other events. There is an additional charge for such events ranging from \$250 - \$500. Please indicate your desire to have an event when you make your reservation.

ADVANCE RENT DEPOSIT is required when placing your initial reservation. The rent deposit is equal to 50% of the total rental fee or \$500, whichever is greater. Rent balance, including sales tax, is due in full at least twenty-one (21) days preceding Tenant check-in. Payment may be made by cash, check, money order, cashier's check, or Visa/MasterCard.

SECURITY/DAMAGE DEPOSIT is \$1,000. We use a Visa or MasterCard to insure the security deposit. Your card will not be charged if all rules and regulations are observed.

HOUSEKEEPING: A one time Housekeeping and Processing fee is applicable to all reservations.

ENTRY BY MANAGER: Manager or manager's agents may enter premises under the following circumstances: in case of an emergency; to make any necessary or agreed upon repairs, alterations, or improvements; supply necessary or agreed upon services or show the premises to prospective purchasers, renters or contractors. Manager will provide renter with at least 12 hours notice of intent to enter except in the case of an emergency.

RULES AND REGULATIONS

1. Tenant agrees to leave the premises and its contents in the same neat condition as Tenant found the premises to be upon check-in, normal wear and tear excepted. Beds should be stripped and linens placed in the laundry room for housekeeping.
2. All dishes are to be washed and all garbage removed from the premises and placed in outside receptacles.
3. The maximum number of occupants shall not exceed the occupancy level stated for the house, not including babies in cribs.
4. Furnishings are not to be rearranged or removed from the premises for use outside or in other properties.
5. The "no pets" policy must be observed. Pets are not allowed in the premises under any circumstances.

6. Smoking is not allowed inside the premises. Please smoke only on outside decks & porches and dispose of all cigarette butts in ash cans provided.
7. Reservations are not made by or for a minor, defined as any person under the age of twenty-five (25).
8. All keys are to be returned to lockbox upon check-out by Tenant. There will be a \$25.00 charge per key if not returned.
9. Tenant and any guest of tenant shall obey all of the laws of the state of Florida, as well as local laws, at all times while they are on the premises. Failure to abide by the laws of the state of Florida or the rules incorporated herein, including the Pool Agreement, may cause tenant to be asked to vacate the premises and forfeit all rents and security/damage deposits.

SLEEPING CAPACITY/DISTURBANCES: Tenant and all other occupants will be required to vacate the premises and forfeit the rental fee and security/damage deposit for any of the following: Occupancy exceeding the sleeping capacity of the home or condominium, using the premises for any illegal activity, causing damage to the premises rented or to any of the neighboring properties or any other acts which interfere with neighbors' right to quiet enjoyment of their premises.

LATE CHECK-OUTS will be charged a \$75 fee for checkouts occurring after 10:00 AM, unless other arrangements have been made with Owner prior to arrival.

HOLD HARMLESS: Neither the Manager nor Owner assume any liability for loss, damage or injury to persons or their personal property, nor for any inconveniences, damage, loss or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, acts of God, or other reasons beyond their control.

EVENTS / PARTIES: Tenant shall not have parties or events at the home without obtaining prior written approval from manager. Weddings, cocktail parties, receptions, welcoming events, etc. require owner approval and payment of additional fees and are subject to an additional written agreement.

CANCELLATIONS: Cancellations will be allowed up until 45 days prior to the beginning date of the reservation. If cancellations are made with less than 45 days remaining, the Advance Rent Deposit will not be refunded unless the premises is re-rented for the same rental payment and time period reserved by Tenant. A \$100.00 cancellation fee will be withheld any refund of Advance Rent Deposit.

REFUNDS of the Advance Rent Deposit and/or the Total Rental Fee will not be given for late arrivals, early departures or inclement weather conditions. In the event of a hurricane, refunds will be made only in the event of a mandatory evacuation by governmental authorities. Voluntary evacuations will not receive a refund. Refunds will be granted from the day of the issuance of the mandatory evacuation. A \$100.00 cancellation fee will be withheld any refund of Advance Rent Deposit.

CHECK-IN TIME begins at 4 PM Central Standard Time, and every effort will be made to have the premises ready on time.

CHECK-OUT TIME is 10 AM Central Standard Time to allow for preparation for arriving guests. Check-out includes tenant and guests, vehicles, luggage and all tenants' belongings.

MAINTENANCE: Please report any maintenance needs for the premises to the managers, and we will respond as quickly as possible. Refunds will not be made for maintenance issues including, but not limited to, heating and air conditioning, appliances, televisions, and stereos. No compensation will be given for temporary outage of electricity, gas, water, cable, or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible.

LINENS/TOWELS/SUPPLIES: Bed linens & bath towels are provided by the owners. Lost or damaged linens will be deducted from the damage deposit. An initial supply of trash can liners, bathroom tissue, bath soap, shampoo and lotion is provided. Laundry & dishwashing detergent and any extra items needed are the responsibility of the Tenant.

PARKING at the premises is limited to a specified maximum for which varies by property. No boats, jet skis, trailers or RVs are permitted.

TELEPHONE is provided but has a long distance call block. All long distance charges must be charged to a credit calling card, collect or third party.

RENTAL ASSIGNMENTS: Sunburst Beach Vacations reserves the right to change rental assignments under emergency conditions. Properties are occasionally removed from our rental program on short notice due to change in ownership or other changes made by the owner. Should this occur to a confirmed reservation, every effort will be made to contact you by telephone or e-mail to inform you of the need to change your reservation to another suitable accommodation. Please be assured you will either be moved to a comparable property or upgraded, at Sunburst Beach Vacations' discretion, depending on property availability. If this situation occurs, you will be notified immediately, time permitting. Thank you for your understanding.

Sunburst Beach Vacations is not responsible for errors in its website or brochure, for property changes made by owners, or for any conditions beyond our control upon arrival.

SIGHT UNSEEN: Our vacation rental homes are individually owned and furnished. We try to under sell and over deliver our properties; however your opinions and ideas on any given property might not agree with ours. We will not give refunds or adjustments if the property does not meet with your preferences or expectations. We manage clean properties furnished to the owner's taste. No two properties are the same. Inventories and furnishings are subject to change without notice.

MAILING ADDRESS: Sunburst Beach Vacations
P.O. Box 4946
Seaside, FL 32459

Please remember that you are renting a private home. Please treat it with the same respect you would like shown to your own home.