



RENTAL POLICES AND PROCEDURES

Check-in/Check-out Times

You can check in after 3:00 P.M. (CST) depending on availability. Due to our high standards for cleanliness, there is a possibility that your vacation rental may not be ready at 3:00 P.M. (CST), especially during peak season. Your patience is appreciated. Check out is 10:00 A.M. (CST). Please leave on time so that the unit may be prepared for our next guests.

Late Arrival

Guests arriving after 4:00 P.M. (CST) or on a major holiday should contact the office prior to arrival regarding check-in procedures.

Age Requirements

No rental will be made for vacationing students or singles under the age of twenty-five (25), NO EXCEPTIONS. Any reservation made under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money.

Violators will be evicted immediately.

Maximum Occupancy

The maximum number of guests per unit is based on the individual unit's ability to comfortably and safely accommodate our guests. If maximum occupancy is exceeded, you may be asked to vacate the property and forfeit any rental payments.

Advance Payment

A minimum of 50% per unit payment is required at the time of booking reservation. The advance payment will be applied toward the total rent due. The advance payment is NOT a damage deposit.

Damages/Theft

Any damages or theft that occurs while renting a unit through My Southern Beach Rentals.com, LLC will result in a minimum charge of \$300.00, depending on the requirement that it will cost to fix the damage or theft involved. By signing below I/we authorize My Southern Beach.com, LLC to charge the credit card given at booking the amount it will take to fix or replace any items.

Processing Fee

All rental properties require a 4% processing fee on all credit card transactions. There will be a \$35.00 reprocessing fee for all returned checks.

Lost or Locked out Keys

It is important that you take care of your entrance keys. Occasionally you may find your self locked out of the rental unit or need of a replacement key, if this occurs there will be a \$25.00 charge for letting you back inside the unit. There will be a \$25.00 per lost key charge and a \$50.00 charge for any lost items or cards provided at check in.

Rental Payment

Balance is due in full thirty (30) days prior to scheduled arrival. Payment may be made in the form of Traveler's Check, Visa, Master Card, money order, cash, or personal check. Any checks that are returned there will be a \$35.00 NSF fee required to pay. NOTE: All cash deposits and/or advance payments will be placed in an escrow account to the benefit of My Southern Beach Rentals.com, LLC.

Reservations Cancelled/Changed

A minimum charge of \$75 plus tax to a maximum charge of \$100 plus tax will be required on ALL cancelled or changed reservations. Reservations Deposits will NOT be refunded on cancellations made less than thirty (30) days in advance, unless the unit is re-rented for the same rental payment and time period reserved. If refunded, \$75 plus tax will be retained for an office charge. In the event of a mandatory hurricane evacuation, a refund or a prorated refund will be made to the renter. No other weather related refunds will be made.

Units for Sale

In the event that the property which you are renting is on the market for sale, we may find it necessary to show the property during your stay. We will make every effort to schedule the showing at a convenient time so as to not interrupt your vacation.

Monthly Rental Reservations

Reservations for three (3) months or longer will be given priority during the winter season. Cancellation/changes must be made on hundred twenty (120) days prior to scheduled arrival dates.

Pets

Pets are permitted only in designated rental units. Otherwise, pets are not permitted in the rental unit or on the premises. No exceptions will be made. Guests found with a pet will be asked to leave with no refund of rent or security deposit.

Sight Unseen

Our vacation rental units are individually owned and furnished. We try to under sell and over deliver our properties, however, your ideas and ours might not agree on any given property. We will not give refunds or adjustments if it does not meet your idea of the property. We manage clean properties, which are furnished to the owner's taste. There are no two properties the same. Rates, descriptions, bed sizes, inventories, and furnishings are subject to change without notice. In the event of a break down, we strive to make repairs as soon as possible. Neither the rental agent nor the owner will be obligated to neither provide replacements nor give refunds for failure or absence of any item. Please understand once you have booked the unit it prevents anyone else and/or the owner from using it.

Utilities

No compensation will be given for temporary outages of electricity, gas, water, or cable or telephone service. Outages will be reported immediately and all efforts will be made to have them restored as soon as possible. The operation and maintenance of these utilities are out of the control of My Southern Beach Rentals.com, LLC.

Community Rules and Guidelines

Additional guidelines, rules, and regulations may apply for rental units within structured communities. Due to occasional circumstances beyond our control, availability of swimming pools, hot tubs, and tennis courts are not guaranteed with any reservation.

Non-Smoking Units

Smoking is strictly prohibited inside ALL rental units. Your damage deposit WILL be forfeited and you will incur additional charges for carpet cleaning and deodorizing if any evidence of smoking is found in your unit.

Parking

Please park in designated areas only. Most properties only allow two (2) vehicles, not including boats or RV's. Please make arrangements before arrival.

Locked Closets

Most owners have a locked closet for their personal possessions. These closets are private and are not to be opened by tenants or quests under any circumstances. Some garages are locked and are not for tenant use.

Agency Indemnity

My Southern Beach Rentals.com, LLC will not be liable for any damages to rental property or furnishings, nor for injuries resulting from any accident that may occur in or on the premises during guest occupancy. The agent is not liable for acts of thefts, vandalism, or damages to the guest's personal property or items left in the unit. We assume no liability for error or omissions. If you have any questions regarding any of the above polices, please contact our office by telephone or email.

I have read and agree to all Rental Polices and Procedures and agree that my credit card will be charged if damage or theft occur

Signature

Date

Please Print Name