

**Destin Beach Realty's
Rental Policies & Conditions**

- **ADVANCE DEPOSITS:** A 25% deposit of the total rent and taxes is due at the time of booking. In the event you place this amount down by check, Destin Beach Realty must receive your check within 10 days of booking (checks won't be accepted within 30 days of arrival). This amount may be paid by cash, Visa/MasterCard/Discover credit cards, bank money order, or cashier's check. Advance prepayments may be made prior to arrival. All reservations made within 30 days of arrival will require the full amount due to be submitted on a credit card. A maximum of (3) three credit cards per rental allowed.
- **RENTAL PAYMENT:** The balance is due in full 30 days prior to your arrival. Payment may be made by Visa/MasterCard/Discover credit cards, cashier's check, or personal check. Monthly rentals require the first FULL month's rent to be paid in full 30 days prior to arrival. Rental rates are subject to Florida state and local taxes. In the event your final prepayment has not been made within a week of its due date, your reservation will be canceled and regular cancellation policies will be in effect.
- **CANCELLATIONS OR SHORTEN STAYS:** Reservations canceled prior to 60 days of check-in, will forfeit a \$75.00 cancellation fee. Reservations canceled within 60 days of arrival date will forfeit the deposit. Reservations canceled within 30 days of check-in will have all monies forfeited. For Monthly Rentals: **Monthly reservations require the first full month's rent to be paid in full 30 days prior to your arrival. Reservations canceled prior to 30 days of check-in, will forfeit a \$75.00 cancellation fee. Reservations canceled within 30 days of check-in, will forfeit the entire first month's rent.** Refunds will not be given for late arrivals or early departures. To prevent loss of rental payments we strongly recommend you purchase travel insurance.
- **TRAVEL PROTECTION INSURANCE:** Destin Beach Realty has partnered with Red Sky Travel Insurance to provide Sun Trip Preserver® coverage for our guests. Sun Trip Preserver provides cancellation and interruption services as well as emergency assistance and travel services. Protect yourself in the event of hurricane evacuations and family emergencies such as illness or death in the family. The travel insurance is optional and the cost is 7% of your total reservation stay. To learn more about Sun Trip Preserver or to file a claim, please visit <http://trippreserver.com/sun-trip.html> and 866-889-7409.
- **DAMAGE WAIVER FEE:** 1-2 bedroom vacation rentals (\$50 for \$500 coverage), 3-5 bedroom (\$75 for \$1,000) and for 6 bedroom/luxury properties (\$100 for \$1,500) is automatically added to each reservation (plus tax) and is included in the total quoted at booking. It covers accidental damages to the unit or its contents. Accidental damage must be reported to management during your stay to be considered accidental. Missing items are not covered nor is willful or gross negligent behavior, intentional damage, theft, or breach of policy that results in damages. Previously listed items & additional charges exceeding the amount covered will be dealt with through conventional means of charging the guest credit card on file for the amount of exceeded damages or replacement costs. In the event you wish to forgo the Damage Waiver Fee a refundable deposit between \$500-\$1,000 can be taken at the time of booking and then refunded back 10 days after departure.
- **AGE REQUIREMENTS/FAMILY RENTALS ONLY:** **Vacationing students and singles under the age of 25 are not permitted.** A parent must be staying in the unit at all times. Our rental units are monitored for violation of this policy. All violators will be evicted and all rental payments and/or deposits will be forfeited. Reservations made under false pretense are null and void and check-in will not be allowed. This policy includes reservations made by parents who do not check in, and/or who leave overnight during the length of the stay. We require one parent or guardian for every two persons under the age of 25. Restrictions may apply regarding the number of people that may accompany an adult guardian or parent. Chaperoned groups are not allowed.
- **MINIMUM STAY:** Most properties require a five night minimum stay during peak and holiday seasons and must be within a Saturday to Saturday. All stays require a one time housekeeping fee, rate varies on size of unit.
- **WINTER SEASON EXTENDED STAY:** Three month rentals will be given priority during the winter season. Advance reservations will require a \$200-\$1,000 deposit when the reservation is booked. Refunds will not be given for late arrivals or shortened stays. If for any reason your stay is to be shortened any length of time you will incur a \$150 charge.
- **RATES:** Published rates are subject to change without notice. We reserve the right to correct rates that may have been misquoted due to human and/or computer error.
- **SUBLETTING:** Rental properties may not be sublet to any other party. Your reservation is not transferable to any other party.
- **CHECK-IN TIME:** **Check-in time for all properties is between 3:00 p.m. – 5:00 p.m.** Due to our high standards for cleanliness, not all vacation rentals will be ready for check-in at 3:00 p.m. Your patience is appreciated and we suggest that you have alternate plans between 3:00 p.m. – 5:00 p.m.
- **LATE ARRIVALS:** Our business hours are typically between 9:00 a.m. – 5:00 p.m. Monday – Sunday with seasonally extended hours. After 5:00 p.m. (central time) is considered a late arrival. Guests who will be arriving after 5:00 p.m. must make arrangements by telephone prior to arrival. Please call (888) 650-8098 for current business hours and further details.
- **CHECK-OUT TIME:** **Check-out time is no later than 10:00 a.m.** Late check-outs may be available with advance notice for a fee. All keys must be returned to Destin Beach Realty's office.
- **KEY & GATE CARD POLICY:** All keys to a rental property must be returned to Destin Beach Realty at time of check-out. If our office is closed, please drop all keys in our drop box. Do not give your keys to anyone onsite or security. Any lost key will result in a re-keying charge of \$15.00 per key. A \$50.00 fee will be charged for all electronic keys lost. In the event you are locked out after business hours, call our emergency number and an agent will meet you at your property. A lock out fee of \$75.00 will be charged to you.

- **POOL WRISTBANDS & AMENITY CARDS:** There is a \$10 fee to replace lost wristbands. There is a \$25 charge to replace lost amenity cards (where applicable).
- **LINEN/HOUSEKEEPING SERVICE:** All units are fully furnished w/ linens and towels. We provide initial set-up for toilet tissue, dishwashing powder, paper towels, and trash bags. Any additional supplies will have to be purchased by the guests. No linens may be taken from the property to be used at the pool or beach areas. Please bring extra towels and blankets to use at the pool or beach. Daily maid service is not provided however all vacation rentals are equipped with washer and dryers. Guests will be charged for any carpets and/or linens stained during stay. (Henna tattoos permanently stain linens as does makeup and washing w/ colored items)
- **INVENTORY:** Complete unit and linen inventory checks are performed after every check-out. Missing items or towels will be deducted from your damage deposit!
- **SEVERE WEATHER:** Should hurricanes or severe weather conditions occur the Emergency Management Service may issue a mandatory evacuation notice. In the event a mandatory evacuation is issued accommodation refunds will be pro-rated from the time of your departure for a guest currently registered and pro-rated for a guest that is scheduled to arrive and wants to shorten their stay to come in after the evacuations have been lifted. If no evacuation notice is issued, and you choose to leave the property before the end of your reservation period, no refunds will be made.
- **PETS: Pets are NOT permitted in rental properties at any time, no exceptions.** If any evidence of pet(s) is/are found on the premises, you will be asked to vacate the property immediately and no refund of rental payments or damage deposit will be returned. Several boarding kennels are available in the local area.
- **SMOKING: Smoking is NOT permitted in rental properties at any time, no exceptions.** Any evidence of smoking found in/on the premises may result in forfeiture of damage deposits and/or eviction.
- **BBQ/GRILLS:** Use designated grilling areas ONLY for cooking. ALL gas or charcoal grills are prohibited on balconies. If caught this is terms for eviction.
- **MAXIMUM OCCUPANCY:** Occupancy is based on each individual rental property's bedding arrangements. **All bunk beds are reserved only for children 80-100 pounds.** Your reservation confirmation will state the maximum occupancy allowed. If maximum capacity is exceeded you may be evicted from the property and forfeiture of all rental payments and/or deposits may occur.
- **PROPERTY ASSIGNMENTS:** At time of your reservation confirmation, you are assigned to a particular rental property. However, no property assignment is guaranteed. We reserve the right to change property assignments.
- **PROPERTY RULES & REGULATIONS:** Each property belongs to an Association. Please adhere to all Rules and Regulations governing the use of the property you are occupying along with the property's on-site amenities. The Rules and Regulations apply to all property owners and guests. Failure to comply may result in eviction and forfeiture of remaining rental payments and deposits.
- **PARKING:** Please park in designated areas only. Parking on the street is not permitted. Several properties requiring parking permits that will be issued at the time of check-in. Many rental properties prohibit or restrict on-site parking for recreational vehicles, boats, boat trailers, etc. Please inquire prior to check-in for parking restrictions.
- **MAINTENANCE ISSUES:** The accommodation may be entered by Service and Maintenance personnel as necessary. All reasonable efforts will be made to handle maintenance emergencies; however, no guarantee can be made that such problems can be resolved immediately. Please notify our office of any maintenance needs during your stay so repairs can be scheduled. No rebates will be made for mechanical failures. Do not leave windows and doors open while the A/C or heaters are operating.
- **OWNER'S CLOSET:** Forcing open an owner's closet is considered breaking and entering and charges will be incurred.
- **UNITS FOR SALE:** In the event a property you are renting is listed for sale, we may need to show the property during your stay. We will make every effort to schedule a showing at a convenient time to you.
- **AGENCY DISCLOSURE:** Destin Beach Realty serves as the agent/representative of the owners of the rental properties and is acting at all times, in and for the best interest of the rental property owners.
- **PERSONAL BELONGINGS:** Destin Beach Realty is not responsible for articles lost, stolen or left on departure. A \$35.00 fee and C.O.D. charges apply if you request us to mail items left.
- **WRITTEN EXCEPTIONS:** Any exceptions to the above mentioned policies and conditions must be approved in writing in advance by management and presented at the time of check-in.
- **GENERAL RULES:** Destin Beach Realty is not responsible for any acts of theft, vandalism, or other damages to any rental or personal property for the duration of your stay. Please remember you are staying in someone's home during your stay. Please treat it with care and leave it and its contents in good condition upon departure. Noise and disruptive complaints from other guests and/or owners may result in immediate eviction of all guests staying in the property and/or forfeiture of deposits/rental payments. Agents/Representatives of Destin Beach Realty or property owners may enter the premises at any reasonable time for inspection or to make repairs. Reservations made under false pretenses will result in eviction and forfeiture to any and all deposits and rental payments. Neither Destin Beach Realty nor Owners shall be responsible for any losses whatsoever arising from Guest's usage of the accommodation.