

## Big Sandy Cottage

### RENTAL RULES AND REGULATIONS

1. **CHECK-IN IS AFTER 3 P.M. EST AND CHECK-OUT IS 10 A.M. EST.** NO Early check-in or late check-out without prior permission.
2. This is a **NON SMOKING** cottage.
3. **Pets are permitted** in cottage only with **prior approval**. A \$50 per pet fee applies. All pets must be on leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive medicine is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are prevalent in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cottage owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing **students or singles under 25** years of age unless accompanied by an adult guardian or parent.
5. **No more than 6 persons** over the age of 17 may overnight at the cottage.
6. **No loud noises / music / parties** are allowed at the cottage.
7. **No more than 4 Visiting guests** (not over-nighting) are allowed at the cottage or beach.
8. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$200 (\$300 / month for monthly rentals) is required. This must be received within 4 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 cottage or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned.
  - d. The cottage is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
9. **PAYMENT** – An advance payment equal to 50% of the total rent is required 60 days before arrival. The advance payment will be applied toward the cottage rental. Please make payments in the form of traveler's checks, bank money orders, cashier's checks, personal checks payable to: Jeff Lewis, or PayPal payments to: jeff@lewis-designs.com. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date. **MONTHLY RENTERS** staying greater than one month will pay 1<sup>st</sup> Month's rent 60 days prior to arrival, last month's rent at arrival, and each subsequent monthly rent payment on the 1<sup>st</sup> day of the monthly rental period. Payments should be mailed to: Jeff Lewis, 101 Island View Dr., Indian Harbour Beach, FL 32937.

10. **CANCELLATIONS** – A sixty (60) day notice is required for cancellation (120 days for monthly rentals). Cancellations that are made more than 60/120 days prior to the arrival date will incur no penalty except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee. Cancellations or changes that result in a shortened stay, that are made within 60/120 days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent or deposit.
11. **MONTHLY RENTERS** – Monthly Renters are responsible for all utility charges (Garbage, Electric, Cable and Internet). These charges will be deducted from the security deposit. Monthly Renters are responsible for the upkeep of the cottage: to include cleaning and routine plumbing and electrical issues (i.e. clogged drains and light bulb replacement). Broken plumbing and electrical systems and fixtures are the responsibility of the owner UNLESS THEY ARE DUE TO THE NEGLIGENCE OF THE RENTER, in which case they are the responsibility of the renter.
12. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
13. **NO DAILY MAID SERVICE** – While linens and bath towels are included in the cottage, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cottage.
14. **RATE CHANGES** – Rates subject to change without notice.
15. **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.
16. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
17. **Parking** – Parking is limited to two (2) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing. All applicable fines/towing fees are the sole responsibility of the vehicle owner.
18. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms or inclement weather.
19. **This cottage is privately owned.** The owners are not responsible for any accidents, injuries or illnesses that occur while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**By Signing Below, I agree to all terms and conditions of this agreement**

**Name:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
 \_\_\_\_\_

**Phone number:** \_\_\_\_\_

**Driver's License Number and State:** \_\_\_\_\_