

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

- **ADVANCE DEPOSITS/PRE-PAYMENTS:** A minimum \$200.00 deposit (maximum \$1000) is required to confirm your rental property reservations. In the event you place your deposit by check, Destin Beach Realty must receive your deposit within 10 days of booking (checks won't be accepted within 30 days of arrival). This deposit may be paid by cash, Visa/MasterCard/Discover credit cards, bank money order, or cashier's check. It will be refunded 7-10 days after you depart, as long as no damages or charges are incurred. Advance prepayments may be made prior to arrival. All reservations made within 30 days of arrival will require the advance deposits and/or prepayments to be submitted on a credit card.
- **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. Rental rates are subject to Florida state and local taxes. In the event your 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:** For Condominium, Weekly, and Daily Rentals: Reservations canceled from the time you book to outside of 30 days of check-in, will forfeit a \$75.00 cancellation fee. Reservations canceled within 30 days of check-in will forfeit the entire deposit. For Home Rentals: Reservations canceled prior to 90 days of check-in, will forfeit a \$75.00 cancellation fee. Reservations canceled within 90 to 60 days of check-in, will forfeit the entire deposit. Reservations canceled within 30 days of check-in, will forfeit entire deposit and any rent put up. If we are able to re-rent the home for your scheduled dates it will only be a \$75.00 cancellation fee. For Monthly Rentals: Reservations canceled prior to 120 days of check-in, will forfeit a \$75.00 cancellation fee. Reservations canceled within 120 days of check-in, will forfeit the entire deposit. If we are able to re-rent the property for your scheduled dates it will be only a \$75.00 cancellation fee. If any part of your reservation is cancelled once you check in you will incur a \$150.00 charge as well as lose your deposit. Refunds will not be given for late arrivals or early departures.
- **DEPOSIT REFUNDS:** Destin Beach Realty requires that you place a \$200-\$1000 deposit on your rental. This amount will be refunded back to you 7-10 days after your departure as long as no damages or charges are incurred. The following are reasons your deposit would not be refunded in full. Damage is done to the property or its contents beyond normal wear and tear. Property keys are not returned. There is broken or missing items in the property found during inventory check (this includes, but is not limited to transferring items to other properties). There was smoking or pets or evidence of either in the property. Property is left in excessively untidy condition, stains on carpets, upholstery, countertops or other items in the property, stains on linens. Extra cleaning is required by housekeeping. There are missing towels and/or linens. If soiled dishes are not placed in dishwasher and cleaned. All trash and debris are not placed in the proper containers/receptacles. Any additional charges incurred during the stay are to be paid at the time of departure; otherwise your deposit will be deducted. NOTE: Any damage noticed upon arrival should be reported to Destin Beach Realty immediately. If damage is not reported, your credit card may be charged for the cost of repair.
- **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. Long-term rentals must cancel 120 days prior to arrival date to be eligible for a deposit

refund less a \$75 cancellation fee. 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. 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:** During your stay, please promptly report any maintenance issues to Destin Beach Realty. 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.
- **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 or for personal items left by the guest in the property at time of departure. 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.