



Conch Inn Beach House

A Business Development Services, LLC Property

Rental Rules Agreement/ Contract I (Beach Property)

6011 South Sea Circle, Fort Morgan, AL, (vrbo # 239639)

Phone Number of Property Owners:
251-447-0065 or 251-610-6966

1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.
2. This is a NON SMOKING house.
3. Pets are not permitted.
4. PAYMENT- A deposit of \$500 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically applies toward rent. The BALANCE OF RENT is due fourteen (14) days before your arrival date. Once your final payment is received, we will mail you detailed information on the home, along with a map to the property.
5. Renter will be liable for cost incurred if damage is done to house beyond normal wear and tear, or if any property is missing upon departure.
6. CANCELLATIONS – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations, or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full deposit. Cancellation inside the 30 day arrival period, or early departure will not warrant any refund of rent or deposit, except as provided for in section 16 (below).
7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel ninety (90) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in.
8. MAXIMUM OCCUPANCY- The maximum number of guest is limited to eight (8) persons.
9. Parties (gathering of over 10 people) are not allowed without prior permission of owner.
10. Parking is prohibited on the street (the driveway accommodates 6 cars).
9. There is a 3 day minimum stay. Longer minimum stays (1 week) are required during summer and holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

10. Linens and bath towels are included. **You will need to bring your own soap, paper products & trash bags.** We suggest you bring beach towels as well. The kitchen is furnished for your convenience.

12. RATES – The rates for this house are spelled out on your invoice, and a \$500 initial payment is due with agreement. The balance is due no later than 14 days prior to arrival). State sales & lodging taxes, and a cleaning fee are itemized on the invoice, and must be paid in addition to the rental rate.

13. FALSIFIED RESERVATIONS –Renters must be at least 25 years old and accompany the party at the beach house. 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.

14. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

15. INDEMNIFICATION - Business Development Services, LLC, and the owners, will NOT be responsible for accidents or injury to guests/renters, or for loss of money or valuables.

16. HURRICANE OR STORM POLICY – No refunds will be given unless:

1. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
2. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

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

Signature: _____ Date: _____