

RENTAL AGREEMENT POLICIES AND PROCEDURES

Furnishings in unit: All of the homes and condominiums are individually owned and furnished for vacation living. Neither Breeze Vacation Rentals nor the owner shall be responsible for providing and additional furnishings or equipment not presently available. Breeze Vacation Rentals' vacation homes are very well maintained and clean, but understand that these are complicated homes and, just like your own, experience a wide variety of unexpected breakdowns. The essence of the vacation is the beach and your attitude. Every effort will be made to remedy any difficult situations and correct any problems you may experience in as timely a manner as possible. You can expect a courteous and professional attitude towards problem solving. However, recompense will not be issued due to malfunctioning equipment or other guest dissatisfactions.

Cancellation policy: There will be a charge of \$50 plus the nonrefundable reservation fee to your security deposit before it is returned to you once we have rebooked your time period. Payment of your total rental amount is due 60 days prior to your arrival. Should you cancel after you have paid in full, we will retain an amount equal to 50% of the total prepayment as liquidated damages. If you cancel within 72 hours of arrival, the full payment will be retained, unless we can rebook the full term and rate of your reservation. Trip cancellation insurance is available for your protection should you have to cancel due to circumstances covered by the insurance.

Damage: Guest agrees to indemnify owner for any damages to the unit furnishings, equipment, and household items, which occur during the guest's period of occupancy, excluding normal wear and tear. Guest understands that any damages which are discovered after departure or which occur during the guest's occupancy should be reported at the earliest possible time to the rental manager, Rita Oben.

Swimming pools: Breeze Vacation Rentals cannot guarantee that pools will be heated. That is under the control of the owner or the condominium association.

Condominium Association Rules: If you are staying in a condominium, your unit is confirmed with the understanding that you will adhere to the rules and regulations set by each individual condo association. If required, you must register at the condo manager's office or in the lobby upon arrival.

Pets: We do offer some homes that allow pets for a fee of \$150. No pets are allowed in any condominium.

Storage: One or more locked closets may be in the home that you are renting. These closets are reserved for storage of the owner's property and are not part of the rental.

Violation of rules: The guests understand that if he/she or any member of his/her party violates any of the conditions or agreements in this document, Breeze Vacation Rentals may terminate the agreement and enter the premises by force or by statutory proceedings and evict the entire party.

Loss or damage: Breeze Vacation Rentals will not be responsible for acts of theft or vandalism or other damage to the guest's personal property.

Miscellaneous charges: A minimum charge of \$25 will be held for each key not returned to Breeze Vacation Rentals upon your departure. Access cards that are not returned will be charged at the going

rate. There will be a charge of one extra day for anyone checking out after 10 am, unless later checks out times have been approved by us. Check in time is 4pm. If you lose your keys or get locked out, there will be a \$50 charge for key delivery after normal working hours (5 pm) or on weekends.

Substitutions: Breeze Vacation Rentals reserves the right to substitute comparable accommodations should your confirmed unit become unavailable due to **any unforeseen circumstances.**

Parking: Parking areas in the individual sites are for autos only; motor homes, travel or boat trailer, etc. are not permitted.

Student groups: No groups under the age of 25 are permitted in any of our rental properties unless they are accompanied by an adult who is physically staying in the unit with the students. Any reservations made under false pretenses will be subject to forfeiture of all monies paid and students will be evicted.

Maximum occupancy: The unit premises can be occupied by no more than the maximum number of persons indicated on your confirmation. This occupancy limit cannot be exceeded without the consent of Breeze Vacation Rentals, as agent. For purposes of this agreement, occupancy is defined as any overnight visitors in the unit. Guest agrees that occupancy more than the maximum occupancy limit specified may be treated as trespassers and can be removed from the unit. In the event the maximum occupancy limit is exceeded, guest agrees to let owner, owner's agent, or the condominium association remove the extra people from the unit and we will retain all deposits and rents.

Cleaning: During your stay, you are required to maintain the cleanliness of the unit, keeping up the laundry and emptying the trash. When you leave (checkout 10am), please return the keys to the lockbox, unit to a presentable condition, by stripping the beds, taking out the garbage and doing the dishes. Our cleaning crew will complete the job of preparing the unit for its next occupants. They work on a very tight schedule on Saturdays. Please remember that there will be extra charges to you for any excess laundry or cleaning. Household supplies are not included beyond what is in the unit. When you leave, remove all trash from the unit, set the air conditioner at 82, close all windows, lock all doors, and return the keys to the lock box. All properties are smoke free! There is a minimum \$200 fee for smoking inside the unit.

Garbage Disposals: Please do not put in the disposal; peelings from vegetables or fruits, egg shells, shrimp shells or leftovers of any kind. It is for rinsing dishes prior to cleaning them. Your security deposit will be charged if a maintenance person is required to unclog the disposal unless it is a mechanical malfunction.

Hurricane policy: Only if there is official evacuation orders by the authorities' will a guest receive a reimbursement of any of the rental amount paid. If a guest elects to leave without such an order, there will be no refund of rent.

Smoking: There is no smoking inside any of the properties, smoking may be allowed in the designated outside areas. There is a minimum \$200 charge for smoking inside the properties.

Breeze Vacation Rentals acts as the agent for the owner and is being paid by the owner. All rental rates charges are considered earned on the arrival date and refunds or adjustments cannot be made for late arrival or early departure.

The unit you are renting may be for sale. You must agree to showings during your occupancy. You will be given reasonable notice from the agent. We will do our best to reduce any impact on your vacation.