



Guest Terms & Conditions Summary

1. CANCELTION: Guest receives full refund (less \$100.00 cancellation fee) if cancellation occurs more than 30 days before arrival; No refunds within 30 days of arrival.
2. CHECK-IN: By 4:00 P.M., sooner if possible, *however check-in time by 4:00 PM is not guaranteed in case of emergency, cleaning, or maintenance issues.*
3. CHECK-OUT: By 10:00 A.M. CST. FIRM. Penalty fees apply after 10:00 A.M.
4. NO SMOKING allowed inside the unit/building of any property.
5. PAYMENT – \$600 Down Payment/Reservation Fee required up front. The second payment of 50% of the reservation total is required sixty (60) days before arrival. The advance payment will be applied toward the rental of the condo. The advance payment is not a damage deposit. The Balance of Reservation Total is due thirty (30) days before your arrival date. If you pay via credit or with debit card there will be a 3.95% fee. There are no processing fee charges if for checks. Checks can be submitted via phone pictures.
6. INCLUSIVE FEES – Rates include a one-time linen-towel setup and guest starter supplies.
7. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. It is however, available at an additional rate.
8. RATE CHANGES – Rates are subject to change without notice.
9. 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. Ring cameras and remote door locks monitor number of guests and incoming/outgoing activity.
10. WRITTEN EXCEPTIONS – Any exceptions to the above-mentioned policies must be approved in writing in advance.
11. RESORT PARKING PASSES & ARMBANDS – Unless stated at booking, resort packets are to be purchased in the lobby at the Concierge desk. Renters must always display parking passes and wear armbands. Failure to display may result in loss of beach/pool privileges and towing of vehicle at renter's expense or
12. HURRICANE OR STORM POLICY – No refunds will be given unless:
 - a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and /or

- b. A “mandatory evacuation order has been given for the Tropical Storm/ Hurricane Warning” area of residence of a vacationing guest. The day the National Weather Service orders a mandatory evacuation order in a Tropical Storm/Hurricane Warning” area, we will refund:
- 13. Additional Charges could occur.
 - a. Excessive mess. Ex. Floors, counters, trash left behind inside or on balcony, extensive sand, balloons, or glitter, etc. will result in additional cleaning fee charges.
 - b. Dirty dishes in the sink or Trash left over, including food in the refrigerator or pantry.
- 14. If any items in the condo go missing, the cost will be automatically deducted from damage deposit.
- 15. Beach towels are usually provided in the condo. Some owners may provide beach chairs, umbrella, and toys. If not, there is professional Beach Chair/Umbrellas Service available in front of the resort’s beach.

See the Renter’s Agreement for complete detailed list of Renter’s Terms & Conditions.