

RENTAL POLICIES & RULES

Thank you for renting your vacation property through Beach Rentals at Navarre, LLC. We are honored to have you. The following is important information regarding your rental. Please read it carefully and be sure that you understand it. These policies and rules apply to all vacation rentals at all times.

Rental Down-Payment: A 30% down-payment per rental reservation is required at time of booking. This down-payment is subtracted from the balance which is due in full 30 days before your arrival. Visa, MasterCard, or Discover are accepted forms of payment. All down-payments are deposited in an interest-bearing escrow account with interest accruing to Beach Rentals at Navarre LLC.

Accidental Damage Waiver: The Accidental Damage Waiver is non-optional, non-refundable, and will cover Accidental Damages to your vacation home, up to \$1000. Items not covered by the ADW: Intentional Damages to the unit, Pet damages in a non-pet friendly home, Damages in excess of \$500.00, or damages not reported to the office. Please notify the office of any broken or missing items immediately upon arrival. Please Note: The ADW is not insurance, nor is it a cancellation policy.

CHECK IN is 4:00 p.m. and 5:00pm for 4+bedrooms (Central Time) and CHECK OUT is 10:00 a.m. (Central Time). These times are strictly enforced so as to allow for preparation of our next arrival. A late checkout fee of one day's rent will be charged for failure to comply with the 10:00 a.m. check out time.

Reservations: In order to reserve a property, you must be an adult, age 25 or older. Identification and proof of age may be requested. Additionally, there must be at least one adult, age 25 or older, for every four persons under the age of 25 occupying the unit during the reservation. Any failure to abide by this policy may result in the immediate termination of the rental, removal of the individuals from the property, and forfeiture of any deposit and/or monies paid.

Cancellation Policy: In the event that you cancel your reservation, such cancellation must occur no later than 60 days prior to the start of your rental period. Under such circumstances, a \$100.00 cancellation fee will apply but you will receive a full refund of all monies paid (less the cancellation fee and travel insurance if 10 days after purchase). However, there will be no refund of any monies paid if you cancel your reservation less than 60 days prior to the start of the rental period. In order to protect the loss of your rental payments if you have to cancel with less than 60 days' notice, we recommend travel protection insurance.

Snowbird Cancellation Policy: Applies to monthly rentals in the off season. In the event that you cancel your reservation, such cancellation must occur no later than 60 days prior to the start of your rental period. Under such circumstances, a **\$500.00 cancellation fee** will apply but you will receive a full refund of all monies paid (less the cancellation fee and travel insurance if 10 days after purchase). However, there will be no refund of any monies paid if you cancel your reservation less than 60 days prior to the start of the rental period. In order to protect the loss of your rental payments if you have to cancel with less than 60 days' notice, we recommend travel protection insurance.

Vacation Rental Insurance: Vacation Rental Insurance protects you against travel interruptions/cancellation due to events such as illness, weather and other unforeseen circumstances. This is an optional plan, but we strongly recommend it. In case of any unforeseen events, this insurance helps protect your vacation investment. **IF YOU CHOOSE NOT TO PURCHASE VACATION RENTAL INSURANCE, YOU WILL NOT RECEIVE ANY REFUND OF MONIES PAID IN THE EVENT THAT YOUR VACATION PLANS CHANGE.** For questions in regard to the coverage offered by CSA, please call 866-999-4018 (Refer to product number G-330). You may review the certificate of insurance on the company's website at <https://shop.vacationrentalinsurance.com/>.

Accommodations Capacity: Occupancy of the property shall not exceed the maximum number of persons the unit sleeps, which is listed on the rental advertisement. We do not accept reservations from student groups. Any failure to abide by this policy may result in the immediate termination of the rental, removal of the individuals from the property, and forfeiture of any deposit and/or monies paid.

Housekeeping: The property will be fully cleaned prior to your arrival and after your departure. No maid service is provided during your stay. We ask that you abide by the cleaning guidelines provided upon your arrival. ***Properties which are left excessively dirty, and which require additional cleaning services will be subject to an additional cleaning fee being charged to the Renter.***

Linen/Towels/Supplies: Sheets, bath towels and kitchen towels are provided. Please bring your own beach towels and beach blankets. Linens must not be removed from units and/or houses. Renter will be charged for any missing and/or damaged linens. Renters should supply their own paper products and supplies. A complimentary set-up of trash liners, bathroom tissue and facial soap is provided. Renters must provide any additional items as needed. **Locked closets are maintained by homeowners solely for their personal use. Please respect these areas. A \$100.00 fine will be charged if any owner's closets/cabinets are forced open.**

Furnishings and Equipment: All rental properties have fully equipped kitchens, coffee makers, dishwashers, color TVs, microwave ovens, DVD's, central heat and air conditioning.

TV, Internet and WiFi: This service is **provided but not guaranteed** by the condo associations or owners. "Beach Rentals at Navarre" is not authorized as the account holder and is **unable to offer technical support for internet issues**. We recommend that our vacationers bring their own wireless card if internet access is imperative during their vacation. Wireless service on occasion can be interrupted due to winds and weather.

Animals / Smoking: Pets and Smoking are not allowed in any of our properties. If you violate this rule in any manner, a minimum fee of \$500.00 will be charged. Additional fees may also apply, and Renter will be charged for any costs incurred with regard to returning the rental property to its original condition.

Weddings/Receptions/Group Parties: Weddings, receptions, and/or large group parties are not allowed at any of our properties. Any failure to abide by this policy will result in the immediate termination of the rental, removal of the individuals from the property, forfeiture of rent monies paid, and a \$3,000.00 fine.

Unit Substitutions: Occasionally, a property that has been reserved will become unavailable. In the event that this occurs, Beach Rentals at Navarre LLC reserves the right to change Renter's reservation to comparable or better accommodations. In such an event, Renter will not incur any additional fees or rental costs.

Bad Weather: The rental property is located on a barrier island in a semi-tropical climate and, as such, severe weather events such as tornados, hurricanes and thunderstorms are not uncommon, especially during the months between June and September. Because such weather can be difficult to predict with much certainty, Renter is strongly encouraged to purchase the Vacation Rental Insurance referred to previously in these policies and available to Renter for a relatively small fee. In the event that Renter chooses not to purchase such insurance, should the Renter's stay be cancelled, shortened, or otherwise negatively affected due to bad weather, Renter will NOT be entitled to a refund of any monies paid.

Parking: You may park in designated areas only, and parking passes should be displayed. Most properties allow only 2 vehicles to be parked at any time. Condominium Associations generally prohibit boats, trailers, watercrafts, and RV's from parking lots. Renter will be liable for any parking fees or fines that are imposed. If you have any questions about parking, please ask us before you arrive.

Grilling: Charcoal grilling and open fire grilling is not allowed on or under decks, balconies or porches, or within ten feet of any island structure. Please check property for designated grilling areas and limit all grilling activities to these areas only.

Garbage Removal: Please place household trash in appropriate receptacles, trash chutes, on-site dumpsters, or in covered outside containers provided. Trash pickup days will be identified when keys are provided if renting a beach home. **If trash is not emptied when a Renter departs, and is instead left at the property, additional cleaning charges may be assessed.**

Indemnity: In consideration for the use of the rental property and the other terms and provisions of this confirmation, Renter agrees as follows: (i) Neither Beach Rentals at Navarre LLC (including its members, agents, officers, directors, employees, and other representatives), nor the owner of the rental property (including its members, agents, officers, directors, employees, or other representatives) shall at any time be liable or responsible in any way whatsoever for any loss, injury, death, or damage caused or arising in connection with the Renter's (including members of Renter's travel party and any visitors or invitees of Renter) use or occupancy of the rental property or any of the amenities, or as a result of acts of god, acts of government or other authorities, wars, civil disturbances, hijacks, thefts, or any circumstance beyond its control; and (ii) Renter, with the intention of binding itself, its successors, legal representatives, directors, stockholders and/or assigns, as the case may be, hereby releases and forever discharges Beach Rentals at Navarre LLC (including its members, agents, officers, directors, employees, or other representatives) and the owner of the rental property (including its members, agents, officers, directors, employees, or other representatives), and indemnifies and holds such persons and/or entities harmless from and against any and all liability, damages, actions, causes of action, claims, losses and/or expenses (including but not limited to attorneys' fees, court costs and expenses) arising in connection with or based on injury to or death of any person, or damage to property, including the loss of use thereof, caused in whole or in part by Renter or any member of Renter's travel party, including without limitation visitors or invitees of Renter, regardless of whether or not caused in whole or in part by the negligence of Beach Rentals at Navarre LLC or the owner of the rental property; provided, however, this indemnification shall not apply with respect to losses arising directly from the willful misconduct of any one or more of the indemnified parties.

Collection of Monies Owed: In the event that renter fails to pay any amounts due to Beach Rentals at Navarre, LLC, and in the event that a lawsuit is filed to collect such monies, Beach Rentals at Navarre LLC will also be entitled to collect all of its attorney's fees and legal costs against renter. In any such lawsuit, the laws of the State of Florida shall apply and the sole venue for such lawsuit shall be Santa Rosa County, Florida.

Pricing Errors: On rare occasions our website will give an inaccurate price due to a software mistake/input error. We reserve the right to cancel any reservation when this occurs. These rare occasions are typically discovered within the first 48 hours of the reservation and the renter will be notified asap.

Noise / Disturbances: Renter shall ensure that televisions, stereos, and all sound producing devices are used in a manner which does not disturb neighbors or Residents. Any failure to abide by this policy may result in the immediate termination of the rental, removal of the individuals from the property, and forfeiture of any deposit and/or monies paid.

Package Deliveries: Should you need to ship something for your stay, there is a UPS Store and Pak N Fax on the mainland that can manage your package(s) for you. We will not accept packages shipped to guests by way of our office address.

Lost & Found: If there are any personal items that Renter mistakenly leaves at the Property after departure, such items may be mailed to the Renter at a charge of \$20.00 plus the cost of shipping. Otherwise, unless Renter makes such a request to Beach Rentals at Navarre, LLC within 30 days of Renter's departure, Beach Rentals at Navarre LLC has no obligation to store such property or to notify Renter and may dispose of such personal property as it deems appropriate.

**The last and most important rule: Please have an outstanding, relaxing, peaceful, and memorable beach vacation!
Thanks for letting us help plan your trip!**

The undersigned Renter hereby agrees to each and all of the rules and policies above.

Date of Arrival: _____

Unit Reserved: _____

Cell Phone #: _____

Signature: _____

Date: _____

