

Terms and Conditions

1. CHECK-IN TIME IS AFTER 4:00PM AST AND CHECK OUT TIME IS 10:00AM AST.
2. This is a NON-SMOKING unit.
3. Pets are not permitted.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. We charge a \$200 security deposit. This deposit is fully refunded within 2 weeks of your departure, provided the following conditions are met.
 - No damage is done to unit or its contents, beyond normal wear and tear.
 - All debris, rubbish and discards are placed in waste receptacle and taken to the garbage dumpster.
 - Soiled dishes are cleaned or placed in the dishwasher and left clean.
 - One key is returned to the key box, the other keys left on the counter and the unit is left locked and secure. Sliding doors are locked and windows are closed.
 - No linens are lost or damaged.
 - No early check-in or late check-out is allowed without prior approval.
 - No hanging of wet towels, suits, or other garments on the outside gallery is permitted.
 - If the renter is evicted by the owner (or representative of the owner), by local law enforcement, or the security company employed the condo association, for damaging the unit or creating a disturbance, the security deposit and full amount of rent will NOT be refunded.
 - Quiet time is from 10:00PM to 8:00AM. Do not disturb people in the other units.
 - Electricity is VERY expensive. Please run the air conditioners in the bedrooms with the windows and doors closed and only when you are in the bedrooms sleeping at night. There is always a sea breeze to cool the kitchen/living area. The management will turn off air conditioners found running in the bedrooms during the day. There is an air conditioner for the living room/kitchen area. Please

turn it off if you are going to be out for the day. Please turn it off while you are sleeping.

6. PAYMENT –Payment is due now by credit card on VRBO to reserve the condo. VRBO will alert you when the final payment is due. The security deposit will be returned within two weeks of check out, if no damage is incurred.
7. CANCELLATIONS - Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations made between 30 and 60 days receive a 50% refund. Less than 30 days notice or early departure will result in no refund of any kind.
8. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must give notification at least ninety (90) days prior to check-in.
9. MAXIMUM OCCUPANCY- The maximum number of guests is four. No exceptions.
10. THIS PROPERTY REQUIRES A MINIMUM FOUR (4) NIGHT STAY. Longer minimum stays may be required during holiday periods. If a rental is taken for less than four days, the guest will be charged the four-night rate.
11. INCLUSIVE FEES - Rates include a one-time linen-towel setup. Amenities are shared by all guests and include the pool, pool furniture, central gardens, access to herbs & onsite fruit trees (in season), beach furniture, and poolside grill(s).
12. NO DAILY MAID SERVICE - Linens and bath towels are included in the rental rate. Maid service is not included in the rental rate. Maid service every other day can be arranged for an additional fee. Check-in and check-out cleaning are provided in the rental rate.
13. TOWELS - We provide beach towels. We do not permit the bathroom towels or linens to be taken from the units.
14. DISHES, CUTLERY & KITCHEN UTENSILS must remain in the unit at all times. Glass is not permitted in the pool area.
15. FALSIFIED RESERVATIONS - Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
16. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing, in advance by the owner.
17. PARKING – Parking is free for one car in the parking lot outside condo.

18.HURRICANE OR STORM POLICY - No refunds will be given unless:

- The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or;
- 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:
 - i. Any unused portion of rent from a guest currently registered;
 - ii. Any unused portion of rent from a guest who is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - iii. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.