

## "Another World"

### Rookery Beach Cottage

#### Rental Contract - Rules and Regulations

(Please print this page)

**THIS IS A VACATION RENTAL AGREEMENT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED HEREIN.YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.**

1. Check-in Time is 4:00pm CST. You may go straight to the beach cottage, you do not need to go by any office. If you anticipate early arrival you must get written prior approval.

2. Check-out Time is 10:00am CST. No one is to be in the Cottage or on the property after check-out time. If you anticipate late check-out you must get written prior approval.

3. Reservations may be made anytime and will be honored, provided payment is received as agreed and is deposited.

4. Rental Charge is based on the number of people. OCCUPANCY: The maximum number of people allowed is Eight (8). We rent to FAMILIES AND RESPONSIBLE ADULTS ONLY. Misrepresentation of the party will result in immediate termination of the rental agreement, expulsion and loss of rental fee.

5. If for any reason we are unable to deliver the property to you for the rental period contracted (for example, the home is damage and under repair), we shall refund your money in full.

6. CONFIRMATION DEPOSIT: We will not send you a rental agreement. You should print this document, and sign and date each page as confirmation of your agreement. Then mail to the address below or scan the document and email to the web address below. You will need to pay the damage deposit, refundable if no damage occurs during your stay via PAY PAL. This payment may be paid with a debit or credit card. We accept all major credit cards. We will continue to market the property for rent until receipt of your deposit. Upon receipt of your deposit, your contract with us is bound. If for any reason the property has already been rented to another party when we receive your deposit, we will promptly return your deposit to you. All deposits will be returned via PAY PAL within 10 business days of your stay if no damages are found.

7. BALANCE OF PAYMENT: The full rental, linen, cleaning fee, etc must be received thirty days prior to arrival date. Payment may be made via PAY PAL using debit or credit card, a cashier's check or personal check. Last minute rentals will be required to pay by debit or credit card.

8. The code to the keypad entrance lock will be given to you by email or phone upon receipt of the full payment due prior to your arrival date. Return keys to the keypad lock upon departure.

9. CANCELLATION POLICY: FOURTEEN (14) days advance notice from check-in date is required for all cancellations and we shall refund the amount of the Advance Deposit less a \$50.00 administrative fee. Cancellations made FOURTEEN (14) days or less from check-in date will result in forfeiture of all moneys paid to date as cancellation charge.

10. Renter is responsible for any damage incurred during his/her occupancy of premises. We will not be held responsible for accidents, injury, or loss of valuables. During your stay, report any non-emergency problems to us. Call or text cell 251-401-0755 or call 251-988-8833. Problems will be attended to promptly.

11. Please be aware that the locked closets are property of the owners and may not to be entered under any conditions. If upon arrival you discover any damage to the property PLEASE NOTIFY US IMMEDIATELY AT 251-401-0755 or 251-967-2482.

12. **MAINTENANCE AND REPAIRS:** We will do our best to keep all equipment in good repair. When you check in or during your stay, if you discover anything not in working order, please notify us immediately, we will correct it as soon as possible. Unnecessary maintenance calls will be charged to the renter. Please allow time for the air conditioner and refrigerator to cool down.

13. There will be **NO REBATES** given due to malfunctioning or breakdown of appliances, air conditioning, television, telephone, or any other property the property, equipment or services.

14. Pillows, bedspreads, linens, towels and some blankets are provided. A few paper products, cleaning supplies and toiletries are also provided. We recommend that you bring extra.

15. **NO PETS** of any kind are allowed in the rental property. If a pet is discovered on the premises, occupancy will be terminated with no refund.

16. This is a Non Smoking cottage.

17. No Loud music inside or outside the rental property (if neighbors complain, it is too loud).

18. The phone is for local calls only. A calling card must be used for long distance calls.

19. There will be no refund for inclement weather.

20. **INSPECTION OF PROPERTIES:** The property shall be inspected after your departure. If damage does occur, please do not feel embarrassed, but report the damage to us immediately. We can handle the repair while you are there and alleviate any questions of both parties. If it is discovered that the owner's closet has been broken into after your departure, you will be charged the full replacement cost for all items that are missing plus any expenses that are incurred to replace the missing items.

21. **UPON DEPARTURE** close and lock all doors and windows, and make sure all appliances are turned off, except for the refrigerator. During air conditioning times, please set the AC to 78 degrees. During heat months, please set heat to 65 degrees. Keys must be returned to the keypad lock upon departure. Failure to do so will result in a \$25 charge to the renter.

22. **YOU ARE RESPONSIBLE** upon departure to, a) clean all food out of refrigerator and cabinets, b) dishwasher must be unloaded and all dishes, pots, pans, etc. must be put away their proper place, c) take all garbage outside to the dumpster, d) place dirty towels in one area by the front door, e) do not strip beds. **HOUSEKEEPING** will strip and change bed sheets, dust, vacuum, and mop floors, clean and sanitize bathrooms, clean stove, refrigerator and microwave. Appliances must not be left in unusually dirty condition! Failure to comply with the above will result in an extra cleaning fee.

23. **EVEN THOUGH WE DO NOT ASSUME RESPONSIBILITY FOR ANY ITEM(S) LEFT IN PROPERTY**, we will make every effort to locate lost item(s). Upon request, we will mail item(s) found to you. The item(s) will be shipped COD.

We are glad to be able to share our home with you. We hope your stay in Gulf Shores, AL will be an enjoyable vacation experience. If we can make your future stay more enjoyable, please let us know.

Please carefully review the Rules and Regulations above, and sign and return along with the rental deposit due. If you have any questions or need clarification of anything about your rental, please email or call:

Email – [www.kimberly@beach-n-bayrentals.com](mailto:www.kimberly@beach-n-bayrentals.com) or call, 251-401-0755, 251-988-8833

Make all payments made payable to Beach and Bay Rentals and mail to – Beach and Bay Rentals  
461 Boykin Court So.  
Gulf Shores, AL 36542

Property ID: The Rookery Unit 2402

5601 Hwy 180 Fort Morgan Road

Gulf Shores Alabama 36542

Telephone Number 251-968-8298

Check-In Date \_\_\_\_\_ Number of Nights: \_\_\_\_\_

Check-Out Date \_\_\_\_\_ Number in Party: \_\_\_\_\_

Number of Children: \_\_\_\_\_

This document shall serve as the complete agreement between Renter and Property Owner or Manager. This is to certify that I have read, understand, and agree to the rental terms and regulations as printed above. I certify that I am solely responsible for all damages to the property while during the rental period stated above. Further, I certify that I am over 25 yrs of age, and I will be one of the occupants during the period stated above.

Date \_\_\_\_\_

Renter's Signature \_\_\_\_\_ Drivers License # \_\_\_\_\_

Name (printed) \_\_\_\_\_

Renter's Home address \_\_\_\_\_

\_\_\_\_\_

Email Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

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Office Only: Security Deposit - Amount Recd \$ \_\_\_\_\_ Date Recd \_\_\_\_\_

Rent / Cleaning - Amount Recd \$ \_\_\_\_\_ Date Recd \_\_\_\_\_