

RENTAL RULES & REGULATIONS
407-323-7003(H) 407-921-8165(C) or 866-603-9442(Toll Free)
kastbrown@hotmail.com
BROWNS CREEKSONG HOME

CHECK-IN DATE:_____ **CHECK-OUT DATE:**_____ **OCCUPANCY #**_____

CHECK-IN time is after 3:00 p.m. and **CHECK-OUT** time is 10:30 a.m.
SMOKING is **NOT** permitted inside the home. **PETS** are **NOT** permitted under any condition.
NO BON FIRES. NO FIREWORKS.

RESERVATION/DAMAGE DEPOSIT – a reservation/damage deposit of \$200.00 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied towards rent. However, it is fully refundable within (10) days of departure, providing the following provisions are met:

- a. No damages done to cabin or its contents.
- b. There are no expenses resulting from check fees, movie charges, phone charges, or internet charges.
- c. All dishes are cleaned, dried, and put away, all items removed from refrigerator and freezer.
- d. Garbage has been removed.
- e. No linens or household items are missing.
- f. House has not been smoked-in or pets allowed.
- g. House key must be returned to lock box when departing.
- h. Place heat on 55 degrees in winter and turn air conditioning off during summer.
- i. Close and lock all windows and doors to the home and turn off lights.
- j. No more guests than what is approved for occupancy on this regulation. Unless, otherwise agreed to by owner.

PAYMENT – The total amount of the bill (rental rate plus taxes, security deposit, and nonrefundable reservation fee) is required 30 days before arrival date. If reservation is made within the thirty (30) day period, the full amount is due at time of booking. We accept payment by personal check, postal money order or credit card over the phone.

REFUNDS – There will be no refunds due to weather, appliance, water, power, or TV failures. All repairs will be made, as soon as possible, during normal business hours, unless deemed an emergency. There are no refunds for early check-outs. Please notify me, as soon as possible, if a problem arises.

RETURNED CHECK FEE – There is a \$35.00 per check fee for all returned checks.

RESERVATION FEE – There is a \$45.00 nonrefundable fee per reservation. Taxes will apply.

CANCELLATIONS – a thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations

