Little House by the Bay

A Business Development Services, LLC Property

Rental Rules Agreement/ Contract I (Beach Property)

Strong Road, Fort Morgan, AL

Phone Number of Property Owners:251-610-6966 or 251-610-6966

1. CHECK-IN TIME IS AFTER 4 P.M. CST AND CHECK-OUT IS 10 A.M. CST.

2. This is a NON SMOKING house.

3. Pets are permitted, with approval from owners. Parties are not permitted.

4. PAYMENT- A deposit of $300 is required ($500 for monthly rentals). This must be received within seven (7) days of booking the reservation. The deposit automatically applies toward rent. The BALANCE OF RENT is due fourteen (14) days before your arrival date. Once your final payment is received, we will mail you the house key and detailed information on the home, along with a map to the property.

5. Renter will be liable for cost incurred if damage is done to house beyond normal wear and tear, or if any property is missing upon departure.

6. CANCELLATIONS – Travelers who cancel at least 14 days before check-in will get back 100% of the amount they've paid. If they cancel between 7 and 14 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.

7. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guest is limited to eight (5) persons.

9. PETS – Pets must be disclosed to and approved by the owners. Pets must be house broken and are not allowed on or in the beds.

10. There is a 3 day minimum stay. Longer minimum stays (1 week) are required during summer and holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. Linens and bath towels are included. **You will need to bring your own soap, paper products & trash bags**. We suggest you bring beach towels as well. The kitchen is furnished for your convenience.

13. RATES – The seasonal rate for this house is as posted on the website: www.littlehousebythebay.com ($300 deposit with agreement, balance due 14 days prior to arrival). State sales & lodging taxes of 9.5% and a cleaning fee of $150 must be paid in addition to the rental rate.

14. FALSIFIED RESERVATIONS –Renters must be at least 25 years old and accompany the party at the beach house. 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.

15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. INDEMNIFICATION - Business Development Services, LLC, nor the owners, will NOT be responsible for accidents or injury to guests/renters, or for loss of money or valuables.

17. INDEMNIFICATION - PIER AND GROUNDS – USE AT YOUR OWN RISK!!

Renters (including all guests in the renting party) will be responsible for determining safety and conditions of outside areas and pier. These grounds and waterfront areas are subject to the forces of nature and surrounding wildlife and should be inspected by Renters before use for condition and safety to use.

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

1. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
2. 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:

   a. Any unused portion of rent from a guest currently registered,
   b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
   c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____   Date: _____