

Little House by the Bay

A Business Development Services, LLC Property

Rental Rules Agreement

12099 Strong Rd., Fort Morgan, AL 36542 Phone Number of Property Owners:251-610-6966 or 251-978-4917

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. Pets must be disclosed to and approved by the owners. Pets must be house broken, cannot be left alone on the screened porch, and are not allowed on or in the beds.
 4. 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.
 5. CANCELLATIONS – Renters who cancel at least 30 days before check-in will get a 100% refund. If you cancel between 14 and 30 days before check-in, you will get back 50%. No refunds if canceled inside of 14 days before check-in.
 6. 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.
 7. MAXIMUM OCCUPANCY- The maximum number of guest is limited to five (5) persons.
 8. 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.
 9. 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.
 10. RATES – The seasonal rates for this house are posted on the website: www.littlehousebythebay.com.
- A \$300 first payment is due within 7 days, with signed agreement.
 - The balance is due 14 days prior to arrival.
 - State sales & lodging taxes of 11% and a cleaning fee of \$175 must be paid in addition to the rental rate.

Once your final payment is received, we will email you the lock-box key code, detailed information on the home, along with a map to the property.

11. 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.
12. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
- 13. INDEMNIFICATION - Business Development Services, LLC, and its owners, will NOT be responsible for accidents or injury to guests/renters, or for loss of money or valuables.**

14. INDEMNIFICATION – HOUSE, 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.

15. HURRICANE OR STORM POLICY – Refunds will be given under the following conditions:

- 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:

3.Any unused portion of rent from a guest currently registered

4.Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, and come in after the Hurricane Warning is lifted

5.Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period

By Signing, I agree to all terms and conditions of this agreement: **Signature:** _____ **Date:** _____