

RENTAL RULES AND REGULATIONS

1. This is a **NON SMOKING** unit.
2. **PETS** are not permitted in the condominium under any conditions.
3. **DAMAGE DEPOSIT** – A damage deposit of \$200 is required. This must be included within seven (7) days of confirmation of booking the condominium. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied toward rent. However, it is fully refundable within fourteen (14) days of departure, provided the following provisions are met:
 - a. No damage is done to the unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband or pets.
 - c. All debris, rubbish and discards are placed in the garbage/recycling dumpster and soiled dishes are cleaned.
 - d. All charges accrued during the stay are paid prior to departure.
 - e. No linens or other items belonging to the unit are lost or damaged.
 - f. The renter is not evicted by the owner (or owner's representative), the local law enforcement or the security Company employed by the complex.
4. **PAYMENT** – An advance payment equal to 30% of the rental rate is required to hold the unit. The advance payment will be applied toward the room rent. The form of the payment (check, Visa, electronic funds transfer) is negotiable. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due sixty (60) days before your arrival date.
5. **CANCELLATIONS** – a sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, which are made within the sixty (60) days of arrival date, forfeit the full advance payment and damage deposit. Cancellation or early departure does not warrant any refund of rent or deposit
6. **MAXIMUM OCCUPANCY** – The maximum number of guests is limited to five (5) persons.
7. **FALSIFIED OCCUPANCY** – Any reservation obtained under false pretence will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
8. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
9. **PARKING** – There will be one covered parking spot allotted for our guests. Extra parking around the complex is first come, first served.