

Sunset Bungalow

Rental Rules and Credit Card Form

ADDRESS: 16705 Curlew Jamaica Beach, TX 77554 340-998-4715, 340-998-4725 or, 409-539-5066

CHECK-IN TIME is AFTER 4 P.M. CST

CHECKOUT is 11 A.M. CST.

NO Early Check-in or late checkout.

This is a NON SMOKING property.

PETS- Pets are permitted in our rental home only with prior approval. \$75 per pet fee applies. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The home owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT- A reservation deposit of \$500 is required. This must be received within five (5) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All entry doors are locked and keys are returned to the lockbox and locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early check-in or late checkout.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by Jamaica Beach.

PAYMENT- An advance payment equal to 50% of the rental rate is required 30 days before arrival. The advance payment will be applied toward the room rent. Please make payments via credit card or personal checks payable to [L T or Jeanne Hudson.] The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date. On last minute reservations, 12 days or less of arrival date, the deposit and rental is due in full at the time reservation is made.

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 or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit ½ the full advance payment and reservation deposit. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS– Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

MAXIMUM OCCUPANCY– The maximum number of guests is limited to ten (10) persons. Additional guests must be approved in writing at the time the reservation is made. An additional charge of \$40.00 per person per night for guests in addition to ten (10) will be assessed.

MINIMUM STAY– This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the two-night rate.

INCLUSIVE FEES– Rates include a one-time linen & towel setup. Amenity fees are included in the rental rate.

NO DAILY HOUSEKEEPING SERVICE– While linens and bath towels are included in the rental, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest you bring beach towels as we do not permit our towels or linens to be taken from the property.

RATE CHANGES– Rates subject to change without notice.

FALSIFIED RESERVATIONS– 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.

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

PARKING– Parking is limited to two (4) vehicles. Vehicles are to be parked in driveway parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Boat owners should leave trailers at the Jamaica Beach marina.

STORM POLICY– No refunds will be given unless: The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or a "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the authorities order 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 the 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.

TRAVEL INSURANCE– We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to [Travel Guard](#) for details and to purchase. A simple, low cost policy will protect you against any unforeseen situations that might cause you to cancel your vacation.

NOTE: 16705 Curlew Rd. Galveston, TX 77554, AKA "Sunset Bungalow" is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any

harm arising from their use of the premises or others whom they invite to use the premise.

If you wish to use a credit card for this rental, please provide the following information:

Name on Credit card:

Credit card billing Address: _____

City _____ State _____ Zip Code _____

Type of Credit Card: American Express, Discover, Master Card/Visa Credit Card

Number _____ Exp date _____

CVV (Security) Code _____

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

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

Sign _____ Date _____

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