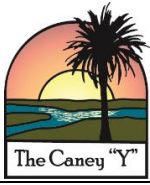


Terms for Vacation Rental & Payment

PROPERTY NAME: SUNSET HOUSE
 DATE OF STAY: _____
 DRIVERS LICENSE#: _____
 OVERNIGHT GUESTS: _____ (Max Guests 12)
 VISITORS TO 10PM: _____ (Max People Total 18)
 Total # VEHICLES: _____ (Max Vehicles 6)
 PET FRIENDLY? YES / NO (# Pets Declared _____)
 SECURITY DEPOSIT: \$200.00

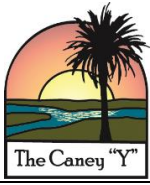
- 1) **MINIMUM 2 NIGHT** stay required.
- 2) **MINIMUM 3 NIGHT** stay required ON HOLIDAYS & SPRING BREAK.
- 3) **APPLICABLE HOLIDAYS ARE:** Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas & New Years.
- 4) **CHECK-IN** is between 3PM and 7PM on day of arrival. 4PM- 7PM SUNDAYS. Houses that sleep 12+ may require a 6 PM check-in on quick turnaround days.
- 5) **YOU MUST be twenty – five (25)** years of age to rent this property and, provide proof of age if requested.
- 6) **EARLY CHECK-IN** -If Early check-in is approved, terms must be signed and provided with full payment in advance. Specific arrangements must be made with Caney "Y" Management for key.
- 7) **LATE CHECK-IN** after 7PM - terms must be signed and provided with full payment in advance. Specific arrangements must be made with Caney "Y" Management for house key.
- 8) **CHECK-OUT** is 12PM on day of departure.
- 9) **BOOKING OPTIONS:**
 You may choose to book direct with Caney Y Realty, (CYR) 979-244-4910, or instead choose the convenience of booking on-line with VRBO, HomeAway, or Vacation Rentals.com. On-line booking with these "HomeAway family" sites give you protection services at a 6% fee, & the opportunity to purchase damage deposit & cancellation Insurance.
- 10) **PAYMENT TYPE –**
CYR Direct Booking: Payments may be made with *Visa, MasterCard, Discover, Cash* or *Check*.
On-line booking: Payments may be made with *Visa, MasterCard, Discover, Amex* or *E-Check*.
- 11) **CONVENIENCE FEE –**
CYR Direct Booking: A 4% convenience fee is applied by Caney Y Realty for credit card transactions. Convenience fee is not charged with payments by cash or check.
On-line booking: A 3% convenience fee is applied by Caney Y Realty for all credit card transactions. Convenience fee is not charged if payment is made with E-check.
- 12) **REFUNDABLE SECURITY/DAMAGE DEPOSIT**
 Security/Damage Deposit is required to book each property. Deposit is refunded after satisfactory inspection of property and at manager's discretion.
CYVR Direct Booking: Deposit Returns will be in the form of a check and will be mailed back to you within 14 days after check-out.



Caney "Y" Realty Vacation Rentals
979-244-4910



- On-line booking:** If Ok'd by Caney Y Realty Property Manager, Return Deposit will be credited back to the credit card used to pay it after 14 days.
- 13) **½ PAYMENT DEPOSIT** Is required for Bookings of 5 Days or More. Payment Deposit Per House is in addition to Security/Damage Deposit and will be applied to the invoiced amount. This charge may vary depending on House and length of stay.
RV Lot payment deposit is due at booking & is ½ the amount of full stay even if less than 5 days.
- 14) **2ND AND FINAL PAYMENT-** Keys will only be provided if Guest invoice is paid in full.
CYR Direct Booking: Final payment of Invoice balance is due at or before check-in.
On-line booking: Final payment of Invoice balance will be charged **14 days before check-in.**
- 15) **COMPLETE PAYMENT IS DUE** before Check-in, and *keys will not be provided until paid in full.*
- 16) **CANCELLATION** – Only named storms in the Gulf that affect Sargent will be considered for cancellation due to weather.
CYVR Direct Booking: Bookings canceled at least 30 days before the start of the stay will receive a 100% refund.
On-line booking: Bookings canceled at least 30 days before the start of the stay will receive a 100% refund. Bookings canceled at least 14 days before the start of the stay will receive a 50% refund.
- 17) **NO SHOWS:** Credit card will be charged full amount if there is no contact and other arrangements made by 9pm of check-in day. No Payment Deposit or security/Damage deposit will be returned.
- 18) **NO PETS ALLOWED anywhere on property at any time IF NOT A "PET FRIENDLY HOUSE"**
- 19) **PET FRIENDLY HOUSES ONLY**– For an additional \$50 fee each & due at check-in up to 2 well behaved, well cared for dogs are allowed. Pet agreement must be signed. All dogs must be declared, and all dog waste must be disposed of prior to departure. Pet stays of greater than 4 days will require an additional \$50 pet fee.
- 20) **NO SMOKING ALLOWED** in house. Cigarette butts outside must be disposed of properly and not left in yard.
- 21) **TRASH** - All inside trash must be bagged & tied and placed in outside trash containers before you leave. *Trash cans must not be stuffed so full they cannot be removed!* If outside trash cans are moved from original location guest must put cans back in place before they leave. If there is more trash left than can be held in the cans provided, Guest is responsible to haul extra trash away, or notify Property Manager to dispose of trash for a fee of \$5 per bag. RV Lot- guest is responsible for trash removal.
- 22) **NO RV's or Tents of any kind allowed** on property without prior written permission and agreed upon terms.
- 23) **EVENTS** -No events involving people from outside your party such as tournaments, weddings, graduation, birthday, bachelor, or any other type of party are allowed on property without prior approval and additional deposit agreed upon and paid. Will be manager's discretion if "Large Event" terms apply instead.
- 24) **ANY PUBLIC DISTURBANCE-** reported as taking place on the premises shall be grounds for loss of deposit & immediate eviction.
- 25) **ANY ILLEGAL ACTIVITIES** found taking place, including but not limited to illegal substances and underage drinking on or near the premises shall be grounds for loss of deposit & immediate eviction.
- 26) **All cars must stay in Driveway.** No driving on Yard.



- 27) **NO FIREWORKS ALLOWED** on the premises at any time.
- 28) **All children under twelve (12) years of age-** must wear approved life jackets while on the piers or docks located or used by the property, decks and porches above or abutting water, and while near water adjacent to the property. **LIFE JACKETS ARE NOT PROVIDED. YOU MUST BRING YOUR OWN LIFE JACKETS.** By signing below and/or occupying the property, renters acknowledge that there is an inherent danger near any water, beach, river, intercostal waterway, pier or dock. Dangers include, but are not limited to fish, reptiles and other wildlife, rip and ebb tides, currents, silt and underwater obstructions. All children under the age of fifteen (15) years must be accompanied by an adult while on the premises, including docks, piers or decks on or associated with the property.
- 29) **The Owner and its agents are not liable for or responsible for-** personal items left behind, lost or stolen. Lock all doors when you leave the house and keep vehicles locked and secured while on the premises.
- 30) **The Owner and its agents are not responsible for any damage-** done to boats, vehicles or watercraft used or owned by guest. Boats or watercraft tied to docks or piers can be damaged by incoming or outgoing tides, flooding, wind, weather, vandalism or theft. Guest acknowledges and assumes responsibility for damage to Guest's own property located or used on the premises.
- 31) **There may be circumstances beyond the owner's or agent's control which could cause the property not to be available for occupancy during your reserved period.-** Such circumstances include, but are not limited to, utility outages, property damage and severe weather. In such circumstances the Owner or its agent will do their best to make alternative arrangements if possible. If not possible then your security deposit will be refunded. The refund of the security deposit will be the limit of the owner's and its agent's responsibility.
- 32) **Guest agrees to indemnify and to hold owner and its agents harmless-** from any and all claims, actions, suits, demand, and liabilities of any nature, including attorney's fees and costs of court, as a result of any injuries to persons or damage to property resulting in any manner from Guest's and/or its invitees use and/or occupancy of the premises.
- 33) Attached (Hereto) are the rules for the property being rented. Additional copies of these rules are posted inside the property. You agree to read the rules and to abide by same. Said rules are incorporated into this agreement by reference for all purposes. FAILURE TO COMPLY WITH ANY OF THE TERMS INCLUDED HEREIN OR THE RULES INCORPORATED HEREIN IS GROUNDS FOR FORFEIT OF DEPOSIT AND IMMEDIATE EVICTION.**
- 34) **PUBLISHED Rates** are **SUBJECT TO** change at any given time without notice and a slight delay in updating on-line rate schedule.
- 33) **AGREEMENT** – I have read these terms and agree that I and all guests staying with me are to abide by these terms as well. ***I have read the invoice for my stay. I agree to abide by these terms, and I agree to the pricing and schedule for my stay.***

I understand that I may lose my security deposit and risk immediate eviction at Property Manager's discretion if I am found non-compliant with any of the above terms.

GUEST SIGNATURE: _____

DATE: _____

"SUNSET HOUSE"

RULES

- Absolutely **no smoking** is allowed in the house. If you do smoke outside please put butts in the butt can provided located outside on the deck.
- Sorry. **Pets of any kind are prohibited anywhere on the property at any time.**
- Please do not block access for neighboring house in driveway (Office).
- Do not wash boats in driveway using house water hose. You may use hose at pier to wash boats down while in the water.
- **Please do not fry seafood inside house.** We have provided a propane fish fryer and a charcoal grill for the use of our guests. **Please fry your fish and boil crabs downstairs in this area.**
- Please make sure grill is clean and dispose of ashes in ash can. **NOT IN YARD**
- Please dispose of *biodegradable* seafood scraps by dropping in creek at end of pier where crabs feed. Please do not dump in trash and do not dump in marsh along pier walkway! This includes all crab and shrimp shell scraps. (not oil)
- Used frying oil may be disposed of on burn pile between Sunset House & Office, or please take home in closed containers.
- Please clean fish at cleaning table on pier ONLY.
- Please do not remove deck chairs from house. Do not take deck chairs to pier.
- Unexpected high winds are common in Sargent please:
 - ✓ Stack plastic chairs at night
 - ✓ Stow any blow-able stuff before you go to bed
 - ✓ Be sure to throw away all trash on porch, pier and downstairs
- Do not drive vehicles or back trailers into marsh or anywhere beyond the driveway areas.
- **Check out is 12 noon.**

WHEN YOU LEAVE "SUNSET HOUSE"

**Heeding these instructions
Will help to ensure a full security deposit return.**

- Please strip sheets and pillow cases off any beds used and leave next to each respective bed. Do not remove comforters or, mattress covers from bed unless necessary to clean. **DO NOT** place comforters or shams in with any dirty or wet towels.
- Please hang used wet towels in bathroom before you leave.
- Please wash any dishes you used.
- Please clean up any *extraordinary messes*.
- Please bag all trash from inside and place in outside trash cans in separate bags.
PLEASE BAG ALL TRASH.
- If you have more bags than we have trash cans you are responsible to haul extra trash away. Trash may be taken to Sargent Garbage, 213 Dolphin Way (CR 204), phone # 979-244-4664.
\$5 a bag will be charged for each bag left outside trash cans provided.
- **DO NOT OVER STUFF TRASH CANS.** If we cannot remove trash from cans without separating trash from bags full deposit will be kept.
- Please turn AC up to 78 degrees (65 degrees in the winter)
- Please make sure grill is clean and ashes disposed of in ash can.
NOT IN YARD
- **Please EMPTY, CLEAN, and SECURE crab trap(s) on pier.**
- Please **empty** pier live box and crank it up.
- Please be sure cleaning table at pier is sprayed off, free of fish scales and any trash is picked up.
- Please leave key on table and lock door behind you.