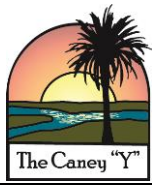


TERMS FOR VACATION RENTAL & PAYMENT

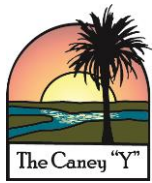
PROPERTY NAME	RV LOT 2171 CR 201	
DATES OF STAY		
DRIVERS LICENSE#		
# OVERNIGHT GUESTS		Maximum Overnight Guests 6
# VISITORS TO Midnight		Maximum Visitors Allowed 6
Total # VEHICLES		Maximum Vehicles 4
PETS? / #	Y / N _____	
SECURITY DEPOSIT	\$100.00	

PROPERTY NAME: **RV LOT**

- 1) Maximum of 6 OVERNIGHT GUESTS and 12 Guests total permitted on the property.
- 2) A maximum number of 4 vehicles are permitted on the property at one time.
- 3) **You MUST be twenty-five (25) years of age to rent this property.**
- 4) **Minimum 2 night** stay required.
- 5) **Minimum 3 night** stay required on Holidays & Spring Break. **Applicable Holidays:** Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas & New Years.
- 6) **CHECK-IN is after 12:00 PM on day of arrival.**
- 7) **CHECK-OUT is 11:00 AM on day of departure.**
- 8) **A REFUNDABLE SECURITY DEPOSIT** is required to book the property. The Security Deposit is refunded after satisfactory inspection of property, at the discretion of Caney Y Realty Vacation Rental management and will be returned on the credit card provided at the time of booking.
- 9) **PAYMENT** at the time of booking equal to 50% of the total fee is required. Payments may be made with Visa, MasterCard, Discover. The remaining balance plus the refundable Security Deposit must be paid within 14 days of the check-in date.
- 10) **Cancellation** – 100% of fees paid will be returned if cancelled 30 days prior to check-in date. 50% of fees paid will be returned if cancelled within 14 days of check-in date. Fees will be returned to the same credit card used for the booking. *Only named storms in the Gulf of Mexico that will have a direct effect on Sargent, Texas will be considered for cancellation.*
- 11) **Tax-Exempt Status** - If you plan to use a tax-exempt status, **your booking can not be made on line.** If you book on-line taxes will be charged and they will not be refunded. Contact Caney Y realty Office to provide your tax-exempt status forms and arrange payment.
- 12) **Pets** are limited to two (2) dogs. An additional fee of \$25 per dog is required to be paid prior to or on the check-in date. In addition, a signed Pet Agreement is required and will become part of these terms and conditions.
- 13) **Cigarette butts** must be disposed of properly and not left in the yard or canal.
- 14) **Trash** must be bagged, tied and placed in the outside trash container before you leave on your departure date. *Trash cans must not be over-stuffed.* If there is more trash left than can be held in the cans provided, you are responsible for removal of the extra trash.



- 15) **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. Prior approval for a Large Event is required by Caney Y Realty Vacation Rental Management and an additional deposit and separate agreement may be required for approved *Large Event*.
- 16) ANY PUBLIC DISTURBANCE reported as taking place on the premises shall be grounds for loss of deposit and immediate eviction.
- 17) 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 and immediate eviction.
- 18) All vehicles must stay in Driveway. No driving on yard or parking in the street. A maximum of six (4) vehicles are permitted at any time during the booked reservation.
- 19) **NO FIREWORKS ALLOWED** on the premises at any time.
- 20) 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 this agreement and/or occupying the property, renters acknowledge that there is an inherent danger near any water, beach, river, intercoastal/intracoastal 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.
- 21) 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.
- 22) 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.
- 23) 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.
- 24) 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.
- 25) Attached (Hereto) are the rules for the property being rented. 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 these terms included herein or the rules incorporated herein is grounds for forfeit of Security Deposit and immediate eviction.
- 26) **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.

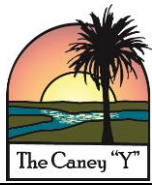


Caney Y Realty Vacation Rentals
979-244-4910



- 27) **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.**
- 28) **By booking and Completing your transaction on-line you indicate that you have read, understand, and agree to these terms. You can also sign below if paying in person.**

Signed _____ Date _____



RV LOT RULES

- If smoking outside, please dispose of cigarette butts properly.
- Please use cleaning table on the pier to clean fish.
- If you decided to bring a pet, please be sure you have signed a pet agreement and paid your pet fee. All animal waste must be cleaned from yard prior to your departure.
- If you use a charcoal grill, please do not dispose of ashes in the yard.
- Please dispose of biodegradable seafood scraps by dropping them in the creek at the end of the pier where the crabs feed. Please **DO NOT** dump seafood scraps in the trash. This includes all crab and shrimp shell scraps.
- Do not dump used frying oil in the canal or on the yard. Please put used frying oil in sealed containers to take with you & dispose of when you leave. **PLEASE DO NOT DUMP USED FRYING OIL IN TRASH BAGS OR TRASH CANS.**
- Be aware that unexpected high winds are common in Sargent, so please secure any blow-up items (chairs, tubes, rafts, toys, etc.) nightly, or when not in use and be sure to dispose of all trash outside.
- Please Do not wash boats in driveway.
- **CHECK-OUT 11:00 AM on Day of Departure**