



The Caney "Y" Vacation Rentals
2170 County Road 201
Sargent, Texas 77414
www.caneyrealty.com
979-244-4910

Captain's Camp House Rules

- \$100 Refundable Security Deposit due at time of booking.
- \$40 Cleaning Fee
- \$18 Service Fee
- 6% State Hotel Tax
- Absolutely **NO SMOKING** is allowed in the camper. Smoking is permitted **OUTDOORS ONLY**. Please dispose of cigarette butts in the butt can provided located outside on the deck.
- This is a Pet Friendly camper. An additional Fee of \$25 per dog per night payment is required. Contact the Sales Office 979-244-4910 to declare your pets and to make arrangements for payment either prior to or at time of check-in. All dog waste must be cleaned up from the yard. **YOUR SECURITY DEPOSIT MAY BE AFFECTED IF YOU DO NOT PICKED UP AFTER YOUR DOGS.**
- **USE RV TOILET PAPER PROVIDED ONLY.**
- **PLEASE BE SURE THE REFRIGERATOR IS COMPLETELY CLOSED.**
- **Please keep all ceiling vents and windows closed while AC is running.** This prevents condensation from forming inside.
- Please **DO NOT fry seafood, of any kind, inside camper.**
- A charcoal grill is provided for your use. Please clean & dispose of ashes in the metal ash can provided. **DO NOT DISPOSE OF ASHES IN THE YARD.**
- Please dispose of biodegradable seafood scraps by dropping them in the canal where crabs feed. **DO NOT DUMP SEAFOOD SCRAPS IN THE TRASH! This includes all crab and shrimp shell scraps.**
- Please clean fish at cleaning table beside boat ramp **ONLY**.
- Do not wash boats in driveway using camper water hose.
- Unexpected high winds are common in Sargent. At night, please stow all blow-able items and throw away all trash on the porch and the pier.
- Maximum occupancy for the Captains Camp is 6 persons.
- **Check out is 11:00 AM on your departure date.**

DEPARTURE INSTRUCTIONS - By following these instructions helps to ensure that you will receive 100% of your Security Deposit.

- Strip sheets and pillow cases off any beds used and leave next to each respective bed. Do not remove comforter or mattress cover from bed unless necessary to clean. Do not place comforters, bedspreads, or shams in with any other wet towels.
- Hang all wet towels in bathroom
- Wash all dishes you used.
- Clean up any *extra-ordinary* messes.



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- Please bag all trash from inside and place in outside trash cans in separate bags. **BAG ALL TRASH**
- If you have more bags than we have trash cans you are responsible to haul away extra trash. 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.**
- Please turn the Air Conditioner off.
- **Please be sure TV remote is left by TV when you leave. If the remote is missing after your stay, there will incur a \$25.00 charge.**
- Clean & dispose of charcoal grill ashes in small metal ash can provided. **DO NOT DUMP ASHES IN YARD.**
- **Empty, clean and secure crab trap(s) on pier.**
- **Leave key on table and leave door open.**



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Rental Terms – Captain's Camp

Sleeps 6/4 beds/1 pull-out

Maximum number of guests on the property is 6.

All visitors must depart by 10:00 PM.

Maximum number of vehicles on property is 3.

1. **MINIMUM 2 NIGHT** stay required.
2. **MINIMUM 3 NIGHT** stay required on **Holidays (Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas and New Year's) and Spring Break.**
3. **CHECK-IN** is between 3:00 PM and 7:00 PM on day of arrival. If check-in outside of these times is required, please contact the Sales Office 979-244-4910 to make the necessary arrangements. Proper Identification is required at time of check-in.
4. **YOU MUST be twenty-five (25) years of age** to rent this property and provide proof of age if requested.
5. **CHECK-OUT** is 11:00 AM on day of departure.
6. **REFUNDABLE SECURITY DEPOSIT** is required to book each property. The Security Deposit is refunded after satisfactory inspection of property and at manager's discretion. Returns will be applied to the credit card used for booking and will be within 1-7 days after check-out date.
7. **PAYMENT DEPOSIT** of 50% is required at time of bookings. Final Payment required 30 days prior to check-in. Acceptable forms of **PAYMENTS** are *Visa, MasterCard, and Discover.*
8. **CONVENIENCE FEE** - A 3% convenience fee is applied for all credit card transactions.
9. **CANCELLATION** – 30 day cancellation notice is required for deposit and booking money received. Only named storms in the Gulf of Mexico that affect Sargent, Matagorda County, Texas will be considered for cancellation due to **weather.**
10. **PET FRIENDLY PROPERTIES accommodates up to 2 well behaved dogs. An additional Pet Fee of \$25 per pet per night is required. Contact the Sales Office 979-244-4910 to declare your pet and to make arrangements for payment either prior to or at time of check-in. Please pick-up after your dogs and dispose of the waste properly. All or partial return of your Security Deposit may be withheld if you do not pick-up your dogs waste.**
11. **NO SMOKING IS ALLOWED** in the house. Cigarette butts outside must be disposed of properly and not left on the property grounds.
12. **TRASH** - All inside trash must be bagged, tied and placed in the 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, guests must put cans back in place before they depart. If there is more trash left than can be held in the cans provided, the guest is responsible to haul extra trash away or notify Caney Y Realty Management to dispose of trash for a fee of \$5 per bag.
13. **NO Additional RV's or Tents of any kind allowed** on property without prior written permission and agreed upon terms.



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14. **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. An additional deposit is agreed upon prior to your confirmed booking and paid at the time of booking. It will be at Caney Y Realty Management's discretion if **Large Event** terms apply instead.
15. **ANY PUBLIC DISTURBANCE** reported as taking place on the premises shall be grounds for loss of deposit and immediate eviction.
16. **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.
17. **All cars must stay in Driveway.** No driving on Yard.
18. **NO FIREWORKS ALLOWED** on the premises at any time.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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.
24. **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**



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INCORPORATED HEREIN IS GROUNDS FOR FORFEIT OF DEPOSIT AND IMMEDIATE EVICTION.

PUBLISHED Rates are **SUBJECT TO** change at any given time without notice and a slight delay in updating on-line rate schedule.

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: _____