

Beach Bums Vacation Rentals

Rental Policies

By booking a reservation with Beach Bums Vacation Rentals, you are stating that you have fully read, understand, and agree to the rental policies listed herein the Beach Bums Vacation Rentals Policies

1. **Age:** Reservations will only be accepted by adults over the age of 25. All rental reservations must be accompanied by an adult 25 years or older. You will forfeit any advance payment/security deposit and rental fees if this rule is not abided by and you will also be evicted from the premises. All of our vacation accommodations are family rentals ONLY. A PARENT OR GUARDIAN MUST BE STAYING IN THE UNIT AT ALL TIMES. In accordance with Florida State Statute 509.141, RESERVATIONS MADE UNDER FALSE PRETENSE ARE NULL AND VOID AND CHECK-IN WILL NOT BE ALLOWED. This policy includes reservations made by parents or guardians who do not check in, and/or who leave overnight during the length of the stay. NO EXCEPTIONS! **We require one parent or guardian for every three persons under the age of 25.** Partying or under aged drinking will NOT be tolerated.
2. **Security Deposit:** A credit card number will be kept on file and used to pre-authorize a security deposit in the amount of \$250-\$500 at the time your reservation is made. If no credit card is available you must make a \$250-\$500 security deposit in the form of traveler's check, bank money order or cashier's check within 10 days of booking your reservation. The pre-authorization for security deposit will be held until the unit has been cleaned and providing that the following provisions have been met:
 - **No damage is done to unit or its contents beyond normal wear and tear.**
 - **No missing items are identified while completing the unit's inventory checklist.**
 - **Unit is left reasonably clean. Those units left in an abnormally dirty manner are subject to deductions from the security deposit for a deep cleaning.**
 - **All debris and/ or garbage is removed from the unit and placed in the proper receptacles.**
 - **All dirty dishes are placed in the dishwasher and cleaned.**
 - **No charges are incurred due to collection of rent or services rendered during your stay.**
 - **All charges accrued during the stay are paid prior to departure.**
 - **All keys, gate cards, or pool cards are returned to Beach Bums Vacation Rentals, LLC upon checking out.**
 - **Put all towels on bathroom floor prior to departure.**
 - **All towels and linens will be counted upon departure and you will be charged for any missing or damaged items.**
 - **To avoid extra cleaning charges, be sure to wash all dishes, take out trash and leave the condo in an orderly condition.**
 - **Beach Bums Vacation Rentals reserves the right to charge additional fees to your credit card if damages exceed the amount of your deposit.**
3. **Check-In:** Guest check-in is between 3:00 – 5:00 p.m. unless prior arrangements are made with the management of Beach Bums Vacation Rentals, LLC. **All reservations must check in at Beach Bums Vacation Rentals main office.** Beach Bums Vacation Rentals will do it's best to have your room available as closely to the check-in time as possible. Unavoidable delays may occur due to maintenance or cleaning issues. During peak seasons and holidays, there is a possibility that a unit will be delayed for check in. We greatly appreciate your patience as we are working hard to ensure your property is properly cleaned and meets our quality standards.
4. **Late Arrivals:** If it is after hours or the office is not open, a lock box is available for key pick up. Your keys and directions to your condo will be in this box. Please call prior to arrival to obtain the lock box code.
5. **Check-Out:** Check-out time is at 10:00 a.m. CST. All late departures will be charged a late check-out fee equal to at least a ½ day rental. All keys must be returned to the main office at check-out. If it is after hours or the office is not open a lock box is available for drop off. Please be respectful of these times as cleaning/maintenance crews are required to follow strict scheduling.
6. **Pre-Payment:** We require a 30% pre-payment of the total rental amount due, which includes a non-refundable administrative fee of \$61.05 and applicable taxes at the time your reservation is made. Advance payments are applied towards the total rent amount. The balance of your rental is due in full 30 days prior to check-in and may be made by traveler's check, bank money order, cashier's check, personal check or a major credit card. Refunds of pre-paid rents will not be given for late arrivals or early departures. Rental rates are subject to all state and local taxes. A \$50 fee will be charged on all returned checks.
7. **Payment Methods:** Payment must be made by traveler's check, bank money order, cashier's check, or Visa/MasterCard/American Express/Discover. We accept personal checks if received 30 days before arrival date.
8. **Administrative Fee:** A service fee will be charged on all reservations of \$61.05. This fee covers administrative and processing of your reservation and is non-refundable.

9. **Taxes:** State of Florida sales tax is 7%. Walton & Okaloosa sales tax is 4%. Total tax due on all reservations less than 7 months is 11%. Beach Bums Vacation Rentals will collect and disburse taxes to the State and County levels on all reservations. Taxes are subject to change without notice.
10. **Minimum Night Stay:** Beach Bums Vacation Rentals requires a 3 night minimum stay and may require a longer stay depending on the season.
11. **Cleaning Fees:** Cleaning fees will be assessed on all reservations regardless of the number of nights reserved. Cleaning fees vary depending on the property size. This fee covers the cleaning of the condo upon your departure.
12. **Linens & Things:** Linens and an **INITIAL** supply of toiletries (trash bags, toilet paper, paper towels and face soap) will be provided to all guests. The guest will be responsible for purchasing additional toiletries (toilet paper, trash bags, soap, etc.).
13. **Maid Service:** Upon arrival, you will find your unit clean and stocked with linens and bath towels for your use. **Maid service will NOT be provided during your stay.** You are responsible for keeping your unit clean. Please leave the unit as you found it. Remember that you are staying in someone else's home; treat it as if it were your own. If the unit is left damaged or unusually messy you will forfeit your security deposit and may be charged additional fees to offset the expense of cleaning and/or repairs.
14. **Departure:** Upon departure, put dirty dishes in dishwasher and let them run through the wash cycle. Put all dirty towels in the bathroom for house cleaning to pick up. Take out all trash. Set AC on 78 degrees, or heat on 60 degrees. Turn off all lights and appliances. Lock all doors and windows. Return all keys to Beach Bums Vacation Rentals, LLC.
15. **Smoking: ALL UNITS ARE NON-SMOKING.** ALL UNITS ARE NON-SMOKING. Violation of the No Smoking policy will result in immediate eviction, loss of rent and the collection of your security deposit.
16. **Pets:** Absolutely NO PETS are allowed except in pet friendly units. Pet friendly units will allow a maximum of 2 trained, mature pets weighing 25 lbs or less. If any evidence of pet(s) is found in a unit not allowing pets, you will be evicted from the premises with no refund of rent or security deposit. **There is a \$100 pet-deposit required on all units allowing pets, which is non-refundable.** Pet owners will be financially responsible for any damages and extra cleaning.
17. **Owners Closets:** Most properties have locked closets that are off limits to guests. These closets/spaces are used for owner storage. Interference with these locked areas is strictly prohibited and violation of this policy will result in additional charges to you along with possible criminal charges.
18. **Maintenance:** The property owners and management work hard to ensure that the rental property and its amenities are in place and in good working order. Management will be available to handle questions, complaints and supervise maintenance. In case of a maintenance problem, management will strive to have the problem repaired as soon as possible after being notified. However, no refund or rate adjustment shall be made for unforeseen failures such as the supply of electricity, water, pool filtration systems, air conditioning, telephone, television or cable service, appliances, plumbing, etc. It would be greatly appreciated if you would report any problems or damage immediately to management.
19. **Disturbances:** Guests causing excessive noise or any disturbance will be asked to leave immediately with no refunds of rent or security deposit. There are to be no house parties. No grilling on decks. No use of fireworks.
20. **Cancellation Fees:** A \$50 cancellation fee will be charged on ALL cancellations as well as the \$61.05 administrative fee.
21. **Cancellations:** Cancellations for weekly and daily rentals made more than 60 days prior to the arrival date will be entitled to a full refund minus cancellation and administrative fees. Cancellations for weekly and daily rentals made within 30 to 60 days prior to the arrival date will forfeit ½ of the security deposit plus cancellation and administrative fees. All cancellations for weekly and daily rentals made within 8 to 29 days of the arrival date will forfeit the entire security deposit plus cancellation and administrative fees. All cancellations for weekly and daily rentals made with 0 to 7 days of arrival will forfeit all prepaid rents and security deposits plus cancellations and administrative fees.
22. **Monthly Cancellations:** Cancellations for monthly rentals made more than 90 days prior to arrival date will be entitled to a full refund minus cancellation and administrative fees. Cancellations for monthly rentals made within 61 to 90 days prior to arrival date will forfeit ½ security deposit plus cancellation and administrative fees. All cancellations for monthly rentals made within 31 to 60 days prior to arrival date will forfeit the entire security deposit plus cancellation and administrative fees. All cancellations for monthly rentals made within 30 days of arrival will forfeit all prepaid rents and security deposits plus cancellation and administrative fees. Early departures or late arrivals are not entitled to any refund of rent or security deposit.

23. **Keys:** Guests are responsible for returning all keys to the Beach Bums Vacation Rentals main office that is signed for at check-in. A \$25 lost key charge will be imposed against the deposit for each lost or non-returned key (this includes door keys, pool keys/passes, beach access keys/passes, parking passes or amenity keys).
24. **Lock Outs:** Should you become locked-out of your unit after-hours, we do have an emergency key system in place. You will be required to return to our main office in order to pick up an emergency key. If you are unable to return to our main office, a lock smith will be called for you and you will be required to pay for the lock smith at the time the service is rendered.
25. **Unit Assignment:** We reserve the right to change unit assignments. When you book a reservation a unit will be assigned to you, however, no unit request is guaranteed. If a change becomes necessary, every attempt will be made to contact you and a new confirmation will be sent.
26. **Hurricane Warnings:** No refunds will be given unless a mandatory evacuation order is issued by the local authorities. The day the mandatory evacuation is issued, Beach Bums Vacation Rentals, LLC, will refund to currently registered guests any unused portion of rent from the time they check-out of the property. Guests scheduled to arrive during a mandatory evacuation may shorten their stay to come in after the evacuation is lifted and they will be refunded any unused portion of rent during the mandatory evacuation. If you choose to cancel your vacation immediately after the mandatory evacuation has been lifted and the area is accessible you will forfeit all prepaid rents. If you choose to departure your stay due to inclement weather no refund of rent will be refunded.
27. **Rental Agreement:** The renter named in this agreement will be responsible for ensuring that both themselves and all guests, whether they are registered in the rental unit or not, adhere to the rules and regulations affecting the building and/ or community that you are staying in. Exceeding the maximum occupancy will result in eviction, loss of rent and will forfeit the security deposit.
28. **Liability:** The renter acknowledges that management, property owners, and employees do not carry personal liability insurance and cannot be held responsible regardless of fault, for any accident, loss, damage or injury suffered by the renter, members of their party or any other guests which the renter or their party have allowed access to the property, regardless if said loss is a result directly or indirectly from acts of god, danger incident to the sea, any body of water, fire, breakdown of machinery, equipment, acts of government or other authorities, delays or cancellations of or changes in itineraries or schedule or from acts of omission of any airline.
29. **Loss/Damage:** The renter will release and hold harmless any and all parties involved with the rental, management, and reservations of the property and to release and hold harmless it's owners or representatives for any loss or damage to personal property or for any injury and/or death. The renter further agrees to hold harmless **Beach Bums Vacation Rentals, LLC** for any accident, injury or death that occurs on **Beach Bums Vacation Rentals, LLC** premises or any property that we rent.
30. **Personal Items Left Behind:** Beach Bums Vacation Rentals, LLC is not responsible for lost or misplaced items. However, if we are notified or if an item is found within a reasonable time, we will be glad to ship it to you at your expense.
31. **Amenities:** All rental properties have fully equipped kitchens, coffee makers, color TV's, microwave ovens, VCR's or DVD players, central heating and air conditioning, an iron and ironing board and linens and towels that are to be used in the unit only. It is prohibited to rearrange furniture. You should bring your own beach towels or other beach necessities with you. Locked closets are maintained by home owners for personal use. Please respect these areas. A washer/dryer is provided either in the property or on the premises. Beach Bums Vacation Rentals cannot be held responsible for maintenance issues within the common areas of the property.
32. **Telephones:** Each property may or may not provide a telephone for your use. Please check with us to see which properties offer telephones. If the condo does have a phone, it will have restricted service. You must use a calling card or credit card in order to place a long distance call. All phones are for local service only.
33. **Internet Access:** Internet Access is provided in MOST units. Some properties require an additional fee for wireless access. Please check with the rental management as to which properties provide internet access.
34. **Making Reservations:** We encourage reservations be made up to a year in advance. All rates are not guaranteed, however, if paid in full at the time of booking, all rates will be honored for the upcoming year.
35. **Guest's Responsibilities:** It is the responsibility of the guest to report any damage to the unit within 24 hours of check-in to avoid additional fees. Guests who report damage or loss at the time of check out will be held accountable for missing or damaged items. Guests are responsible for the property, its contents, and themselves during occupancy. Guests must lock windows and doors securely when not on the premises. Guests understand that exceeding the maximum occupancy will result in forfeiture of the security deposit and eviction. Rearranging the furniture and removing anything from the unit is prohibited.

36. **Rate Changes:** Rates are subject to change without notice. **Published rental rates are subject to change without notice. We reserve the right to correct rates that may have been misquoted due to human and/or computer error.**
37. **Maximum Number of Guests:** The allowable occupancy for the rental property is based on the following sleeping arrangements: 2 persons per bedroom, 2 persons per sleeper sofa, 1 child under age 16 per bunk bed. Guests who exceed the maximum occupancy are subject to immediate eviction and forfeiture of all rental payments.
38. **Subletting:** Units may not be sub-let. Sub-letting will result in immediate eviction and loss of prepaid rents and security deposit.
39. **Construction:** Beach Bums Vacation Rentals has no control over construction in or around the areas of where you are staying. We cannot be held responsible for any inconvenience due to construction in or around the area. No refunds or relocations will be given due to construction.
40. **Beach Access:** The Gulf area is prone to hurricanes. Beach Bums Vacation Rentals cannot be held responsible for change in topography or beach access to the area in which you are staying.
41. **Advertising Accuracy:** Beach Bums Vacation Rentals strives to accurately describe each property either verbally, in writing or by pictures. We cannot be held responsible for inaccuracies in these descriptions or pictures.

***Beach Bums Vacation Rentals will not accept cash or personal check at check-in.**

**Our office hours are typically 9AM-5PM Monday-Saturday.
These hours may be revised during slow and/or peak seasons.**

BEACH BUMS VACATION RENTALS, LLC is the acting agent of the property owner and reserves the right to make exceptions to the above policies at any time for the best interest of the property owner(s).

Beach Bums is located at:
Palm Plaza
10221 Emerald Coast Pkwy (US Hwy 98)
Suite 29
Destin, FL 32550