



Lila Davidson Enterprises, LLC (LDE)
Beach Bum BB Vacation Rentals
Rental Agreement

Checkin: 4:00 PM CST
Checkout: 10:00 AM CST

Early arrival & late departure without prior approval are subject to an enforced \$125 fee each.

PAYMENT

LDE accepts payment by credit card or mailed check. If a personal check is returned for non-sufficient funds, guest will be charged the amount levied by the bank for NSF charges. Payments must be received per the payment schedule with this agreement. A 20% deposit is due at time of reservation. The balance is due 30 days prior to arrival.

RENTAL AGREEMENT

Upon receiving the first payment, and consent to the Rental Agreement, a rental confirmation will be emailed. Reservation information will also be available through the Guest Portal. Access to this feature is given before the scheduled arrival day and any codes or key information are given on the day of arrival at check-in time. Any variances of the rules below must be approved prior to arrival.

DAMAGES

If the damage waiver has been purchased through your reservation, the person whose name appears on the credit card is covered up to \$1,000 worth of damages. That person must be present during the dates of stay to receive benefits. To be covered, the damages must be reported **PRIOR** to departure.

Any loss, theft or careless or intentional damage (such as moving around furniture or throwing something against a wall) is the sole responsibility of the guest and NOT covered by the damage waiver. Also not covered are any extra items purchased separately, such as a rollaway bed or baby crib. If one of these items are damaged, guest will be responsible for replacement cost. To avoid additional charges, please...

1. Ensure all access fobs and keys are in the home and not missing.
2. No linens, towels or household items are broken, unusable or missing.
3. Arrival and departure times have been abided by.
4. Condo has not been smoked in.
5. No more people have been added to the reservation.
6. No animals or smoking in the home.

Each of the above listed items has a specific charge. The credit card collected upon confirming the reservation will be used in the event any of the above happen and were not previously approved (when applicable).

CANCELLATIONS

No refunds are guaranteed without the Cancellation Waiver (applies to reservations 14 nights or less only) or Travel Insurance; both are available for purchase but may have restrictions on how soon they must be purchased after creating booking; none are available to add after ten (10) days of reservation creation date. Travel Insurance is a third party company that will issue you a policy. All claims are made through that policy.

If Cancellation Waiver is purchased, the following applies:

- Reservation cancellation prior to 30-days prior to arrival, full refund minus \$199 booking fee.
- Reservation cancellation within 30-days prior to arrival

For coverage of illness or medical concerns, please consider the travel insurance 'Cancel for any Reason' cover that must be purchased on the day of booking. The cancellation waiver does not cover a reason for canceling- it's just based on the day of cancellation in relation to your arrival date; it does not cover sickness or medical emergencies.

HOUSE RULES

- Must be 25 years of age to reserve and provide proof of age, if requested; exceptions granted for active military. This person **MUST** be present during the reserved nights.
- Check-in time is no earlier than 4pm CT. Please respect this work schedule and do not arrive early, no luggage may be placed in the unit early. If a guest code is used before 4pm, without prior approval, a \$125 fee will apply.
- Checkout time is 10am CT the day you are scheduled to depart. Our team reserves the right to enter any property at 10am on day of departure. Denial of this right by the guest or late departure will incur a \$125 fee.
- No pets allowed. Guests who bring a pet will be evicted and/or charged an enforced \$250 pet fee.
- All properties are non-smoking. Guests are permitted to smoke outdoors with all doors closed. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will incur a \$250.00 fee.
- A two (2) bedroom condo/home has a maximum occupancy of six (6). If more than six (6) occupy overnight, a fee of \$50 per person over the limit will apply.
- A three (3) bedroom condo/home has a maximum occupancy of eight (8) overnight guests. If more than eight (8) occupy overnight, a fee of \$50 per person over the limit will apply.
- A four (4) bedroom condo/home has a maximum of 10. If more than 10 occupy overnight, a fee of \$100 per person over the limit will apply.
- Renters who exceed the occupancy limit and/or falsify occupancy information at the time of reservation are subject to additional charges.
- Do not rearrange any furniture. Damage incurred by moving is not covered by damage waiver, **even if reported**.
- Cooking fish and seafood is permitted, however no disposal of shell or skin can be put down the disposal. If disposal is clogged and/or broken, guest is required to pay for repairs or cleaning.
- Any excessive mess or disarray of a property that requires additional cleaning will incur cost of the additional time spent at that property.
- Do not remove any items owned by the property owner such as hangers, blow dryers or decor. These items, if taken, are not covered by the damage waiver.
- No trailers may be left overnight on the property (with the exception of Sabine Yacht Club).
- House parties and illegal substances are strictly prohibited and grounds for immediate eviction and change of guest code. Local authorities will also be contacted and a strict \$500 fee will apply.
- No items should be dropped or thrown from any balcony.
- Any exceptions to the rules and regulations as written here, must be approved in writing in advance.
- Terms and conditions are subject to change without notice.

Violation of these rules will result not only in additional fees but not being allowed to return to any LDE property in the future.

HOUSEKEEPING & MAINTENANCE

Our rentals are cleaned and then inspected. A checklist is performed to ensure our standards are met and all the amenities for guests are present. We want you to have the best vacation!

Our promise for your arrival:

- Home will be clean and beds will be made with fresh linens.
- Bathroom towels for the maximum number of people the condo accommodates will be provided (for use in the condo only).
- Fully equipped kitchen for preparing meals; if, as a guest, you feel something is missing, please report so we can provide, within reason.
- Beach towels provided for days spent outside. Please ensure their journey back to the condo after usage.
- Starter amenities: Things such as trash bags, hand soap, dish soap and laundry pods are left to begin your stay. We do not replace during your stay, unless additional housekeeping services are request and paid for.

Our toll free number, 844-937.2286, can be called at any time during your stay. After hours (after 5pm) maintenance requests are dispatched on an emergency basis only. Non emergency calls are documents and followed up the following morning. Emergency is defined, but may not be limited to, anything that poses a threat or major discomfort to guest or property. LDE does not guarantee any refunds due to failure of appliance, HVAC, internet or cable. Every effort will be made to correct any failure in a timely manner to ensure the quality of vacation and upkeep of property.

CHECKOUT PROCEDURES

- Beds may be left unmade and sheets and pillowcases left on- that's our job.
- Make sure all doors and windows are **SHUT TIGHTLY**.
- Place all dirty dishes in the dishwasher and begin cycle.
- Do not leave garbage or recycle in the home. All garbage should be removed from the unit and placed in the trash drop.
- Double check for personal belongings. Any items shipped back will incur shipping cost + \$25 convenience fee.
- Proximity key cards or fobs should be left on the kitchen counter. There is a key or fob for each bedroom of the property (i.e. 3BR= 3 fobs).
- Each lost key or fob will be charged \$55 + tax.
- Beach chair pass (when applicable- most are located on the Guest App) should be left with the proximity keys on the kitchen counter. The fee for a lost Beach Chair pass is \$125.

Force Majeure: There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES, MISSING ITEMS OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Guest:

Your payment indicates your agreement to the terms of the Rental Contract