

SAND KEY REALTY TERMS AND CONDITIONS

CHECK- IN/OUT: Check-in time is 4PM. Check-out time is 11AM. If you are arriving after hours, please provide us with at least 4 hours advance notice.

CANCELLATION POLICY: Sand Key Realty requires a 25% deposit when the reservation is made. This deposit is based on the total amount owed (including rent, fees and taxes). The balance is due upon arrival. Cancellations 30 or more days prior to arrival are subject to a full refund minus a \$25 cancellation fee. Cancellations within the 30 days prior to arrival are subject to full forfeiture of payment

PAYMENT: Visa, Mastercard, Discover, checks and cash are accepted. A valid credit card is required if paying cash. You can mail a check in for your deposit no later than seven days after the reservation is made. The final balance may be paid by check as long we receive the check at least seven days prior to your arrival. **We do not accept checks for your final balance at check-in. Only cash or credit cards are accepted at arrival for final payment.** Rates quoted do not include applicable lodging tax of 13%, \$50 Accidental Damage Waiver fee, cleaning fees, pet fees.

DAMAGE PROTECTION PLAN: Sand Key Realty requires participation in the Damage Protection Plan. This program protects you for accidental damage up to \$1500. This will cover unintentional damages that occur during your stay, provided any damages are disclosed prior to check-out. Damages in excess of \$1500 will be charged to the credit card on file.

AGE REQUIREMENTS: Sand Key Realty only rents to responsible parties 25 years of age or older. A state issued driver's license or other acceptable ID is required from guest at check-in. We reserve the right to refuse service.

PARKING: Guest agrees to use only the parking spaces reserved for the property. No RVs or campers are permitted at any of our properties. Boat trailers are not allowed unless specifically mentioned otherwise in the property description. Violators will be asked to leave without a refund.

OCCUPANCY LIMITS: Occupancy limits are posted on our website and confirmed at the time of reservation. Guests violating the agreed-upon occupancy limits will be asked to leave without a refund.

NEIGHBORS: Please observe any no trespassing signs for adjacent properties. No loud music or parties outside after 10 PM. Please be respectful of your neighbors. Any violators will be asked to leave without a refund.

PETS: Pets are only allowed in pet friendly properties. Violators will be asked to leave, and will be charged a \$500 clean up fee. A maximum of two pets are permitted unless otherwise stated in property description. Pets must be leashed at all times when at the beach or outside the home.

LIABILITY: Guest agrees to indemnify, save, protect, defend and hold harmless Sand Key Realty, Sand Key Vacation Rentals, it's agents or assignees, and the owners of the property for any and all claims, actions, suits, demands, damages and costs related to defending same, including attorneys fees incurred as a result of any injuries to persons or damages to property, including any damages that are the result of the negligence of Sand Key Realty, Sand Key Vacation Rentals, it's agents or assignees, and the owners of the property; any damages that are the result of Sand Key Realty, Sand Key Vacation Rentals, it's agents or assignees, and the owners of the property being sued for as a result of the acts or omissions of Guest or arising out of the acts or omissions of Guest. Sand Key Realty and its staff reserve the right to enter the rented properties at any time to inspect the property or perform routine maintenance. Every effort will be made to contact guest before doing so.

PRIVATELY OWNED PROPERTIES: Guest acknowledges that each property is individually owned and furnished by the owner. No additional furnishings or equipment will be provided. Our properties have a PRIVATE area or "Owners Closet". These areas are locked and off limits to guests. You will be charged for breaking and entering private property if you attempt to break into the owner's closet. Sand Key Realty will make every effort to repair AC unit or other major appliances should they become inoperable, however we can not guarantee the time required to make repairs. Due to resale and maintenance issues, Sand Key Realty reserves the right to move guests to a comparable property.

SELF CATERING: Kitchens are well equipped with basic cooking needs (dishes, silverware, pots, pans, coffee maker, microwave). A start up supply of toilet paper, paper towels, trash bags and dish soap will be provided. After that, the guest is responsible for any additional needs.

AMENITIES: Some properties may have special amenities on the property or access to special amenities (including but not limited to roof decks, hot tubs, spas, swimming pools). Unless otherwise posted, guest is allowed reasonable use of these amenities during their stay. Guest recognizes that there are inherent risks in the use of these amenities, and agrees to use said amenities in a safe manner. Guest agrees to assume sole responsibility in relation to these risks and is solely responsible to any damages to these amenities caused by Guest's misuse or negligence.

OTHER FEES: There will be a \$50 charge for lockouts, extra keys or non-returned keys. If you leave an item behind, we will attempt to locate it and mail it back to you for a \$25 fee plus postage. A \$500 fine will be charged for smoking in any of our properties. Guests are welcome smoke on the patios or decks outside. Each property is inspected prior to arrival and upon checkout. Properties that are left excessively dirty will be charged an additional \$30/hr cleaning fee. Any missing items from the property will be charged at the actual cost of replacement.