

By booking a reservation with Forever Destin Beach Rentals, LLC, you are stating that you have fully read, understand, and agree to the rental policies listed herein by Forever Destin Beach Rentals, LLC

1. NO SMOKING - This is a NON-SMOKING unit. If the property has been found to be smoked in, a \$1,500.00 fee will be assessed. If a guest chooses to smoke outside, the guest must put all cigarette/cigar butts in a container and remove them from the property. If evidence of smoking is found on or around the property, the \$1,500.00 fee will be assessed for emergency after-hours cleanup and remediation. Under no circumstances may a guest throw a cigarette on the ground since that can lead to fires. Failure to follow this policy can and will result in eviction to preserve the quality of the home and neighborhood.

2. CHECK-IN TIME IS AFTER 4 P.M. CST AND CHECK-OUT IS 10 A.M. CST. ABSOLUTELY NO Early Check-in or late check-out. A full day rent charge will be assessed if the guest does not check-out promptly at 10 A.M. Please remember there is absolutely NO parking in the home's driveway or unloading of personal items prior to 4 P.M. We have our inspectors, pool people, yard people, maintenance, large trucks, and cleaners that need unrestricted access to the home up until that time. Arrival at the home before 4 P, M, will result in the cleaners leaving the property and the clean will not be completed. Attempted check-in prior to 4 P.M. will result in the arriving guest becoming responsible for any damages not yet inspected, any remaining cleaning that has yet to be completed, and any repairs necessary billed at emergency hourly rates

3. PET FEES - Only dogs are permitted in a pet-friendly rental home. An extra fee is charged for having pets and must be paid for in advance. It is the guest's responsibility to notify management of any pets prior to arrival. Noncompliance with these rules and regulations will result in immediate eviction with no return of any and all payments made. SERVICE ANIMALS - Forever Destin Beach Rentals is committed to providing reasonable accommodation to protect the rights of guests with disabilities to bring service animals or emotional support animals under the terms of The Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act. If a guest needs a service animal or emotional support animal to ease the symptoms of a disability (as defined under the above Acts), he or she should request a reasonable accommodation, in writing, from Forever Destin Beach Rentals at the time of their reservation or as soon the guest should include a note from his or her service provider, such as a doctor or therapist, verifying the need for the support animal. Guests need not disclose the details of their disability nor provide a detailed medical history. Guests who violate this pet policy will be charged up to an additional \$500, plus the expense of any necessary cleaning. Violations may result in immediate eviction and forfeiture of rent.

4. AGE REQUIREMENT – No reservations will be made to students or singles under the age of twenty-five (25). One (1) guardian is required for every four (4) singles under the age of twenty-five. Guardians must accompany their children under the age of twenty-five (25) at all times and be present at the time of check-in. Underage drinking and/or partying are not allowed in any of the rental units. Non-compliance of these rules and regulations will result in immediate eviction with no return of all payments made.

5. DAMAGE PROTECTION – Damage Protection covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to check-out. The Damage Protection will pay a maximum benefit of \$1,500.00 as a result of inadvertent acts. The Damage Protection is purchased at the time of booking and is non-refundable. The Damage Protection does not cover the guest for soiled or misplaced linens, loss of keys, theft, failure to remove garbage from the property, or leaving the house excessively dirty. These fees will be charged to the payment method on file. Non-billing stipulations include: • No damage or theft to the property or items in the property. • No violations of rental or association policies. • Rental is left in a neat and orderly condition. • All garbage is removed from the house and pool areas. • All keys and garage door openers remain in the house.

6. DAMAGE DEPOSIT - A damage deposit may be required on certain properties, as noted on the Reservation Confirmation. This damage deposit will be secured in an escrow account. The damage deposit may be used to pay amounts due not covered under the terms of Section 5 above. The credit card hold will be released after check-out, providing there is no damage for which the renter may be liable.

7. PROCESSING FEE And BOOKING FEE – Any processing or booking fees for your reservation are non-refundable upon cancellation regardless of the reason.

8. ADVANCE PAYMENT – Upon booking, an advance payment of 25% of the total is required. Accepted payment methods are VISA, MasterCard, Discover, and AMEX

9. FINAL PAYMENT – The final BALANCE is due 60 days before your arrival date. The final balance will be processed onto the card on file unless another payment arrangement was made prior to 60 days before the arrival date.

10. CANCELLATIONS – Cancellations made after the time of booking will be non-refundable. We encourage all guests to purchase a cancellation insurance policy through an insurance company or their credit card provider. If you should have to cancel your reservation, please notify us immediately of any cancellation requests. Note, we do not allow cancellations due to health concerns, medical treatment, or other health related issues of the rental guests. However, if travel to Florida is strictly prohibited by the state of Florida during the dates of a booking there will be a cancellation and full refund given. During the event that the beach closest to the home is closed due to acts of God or the government, there will be a 25% discount applied to the nightly rate for each day that the beach is closed during the stay.

11. CANCEL FOR ANY REASON INSURANCE – We do not provide insurance, but advise you to consider purchasing a CANCEL FOR ANY REASON insurance policy from an insurance company of your choice that is not in partnership with us. The insurance company provides the payout for cancellation.

12. HURRICANE/TROPICAL STORM EVACUATIONS - Our policies regarding possible hurricane and tropical storms are wrapped into our CANCEL FOR ANY REASON insurance (see item 11). In the event that a mandatory evacuation is ordered, any reservation dates during the time of the evacuation order may be cancelled with a full refund given.

13. CHANGES TO YOUR RESERVATION – Any changes made to a reservation for a change of dates or otherwise will be treated as a cancellation. However, under certain unique circumstances, it may be possible to move the dates of a reservation if available and any additional costs involved must be paid by the guest booking this home.

14. TRAVEL INSURANCE – We highly recommend purchasing travel insurance through your credit card company or any available insurance company. This can protect you if you lose luggage, experience theft, travel delays, or other unforeseen circumstances that could result in financial loss.

15. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must make such change at least one hundred twenty (120) days prior to check-in.

16. MAXIMUM OCCUPANCY – The maximum number of guests for this property is limited to a specific occupancy per home. Exceeding the maximum occupancy will result in immediate eviction and forfeiture of all money paid. There may be circumstances (such as a wedding – see section 24) that could lead to more people being at the home than allowed by the occupancy limit. This must be approved by Forever Destin Beach Rentals at least two weeks prior to the event, and approval must be in writing. Forever Destin Beach Rentals will obtain any local permits and HOA permissions required for this approval and the rental guest will be responsible for the wedding/event fee and the cost of HOA fees associated with the event.

17. MINIMUM STAY – Longer minimum stays may be required during peak seasons or holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate. ALL PROPERTIES REQUIRE A 3 NIGHT MINIMUM STAY.

18. INCLUSIVE FEES – Rates include a one-time linen/towel setup. Amenity fees are included in the rental rate if your rental requires them.

19. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Daily maid service is offered under the guest services at an additional cost.

20. **CLEANING FEE** – A housekeeping fee will be added to all reservations, regardless of the number of nights booked. The fee will vary depending on the size of the property. This is applied for cleaning and laundry services upon departure. To avoid an extra cleaning charge: wash the dishes and leave the property in a neat and orderly condition. A \$75 garbage removal fee will be assessed if garbage is not removed from the house at the time of check-out.

21. **ASSESSMENTS** – If any keys or entry devices are lost or misplaced, the following fees will be assessed: \$25 per amenity bracelet, \$75 per door key, \$150 per golf cart key, \$75 per community amenity pass and \$150 per garage door opener.

22. **NEIGHBORHOOD RULES/HOA** – Most homes located in residential neighborhoods are controlled by a HomeOwner Association. These associations have very strict rules that must be respected. Most violations warrant a fine that the guest will be responsible for paying. Many rental properties prohibit the onsite parking of recreational vehicles, personal watercraft (boats, trailers, jet skis, etc.) and/or restrict the number of motorized vehicles per rental unit. Many also prohibit parking on the street, more guests than the max occupancy, and excessive noise. Please consult with us before bringing any trailer, recreational vehicle, camper, bus, or other large vehicles, as this is often not permitted.

23. **NOISE ORDINANCE** – Quiet time for all properties is 10:00 P.M. until 7:00 A.M. in conjunction with Florida county ordinances. Please be considerate of your neighbors. Radios, stereos, and all other musical or entertainment devices will be played in compliance with the decibel level. The decibel levels cannot exceed fifty (50) decibels between the hours of 10:00 P.M. and 7:00 A.M. outdoors. Music played inside may not be heard outside of the property, with the doors and windows closed. At 10:00 P.M. all guests not staying at the property need to depart from the premises.

24. **WEDDINGS / EVENTS** – All weddings and/or events must be pre-approved by Forever Destin Beach Rentals. A \$250 - \$500 event fee/permit will be assessed for any weddings or events, and any additional county or HOA permits will need to be obtained. All events must meet local restrictions, HOA rules, and follow noise restrictions. The guests are responsible for any permits necessary for beach weddings. Absolutely no more than 30 persons are permitted to be on the property after 10 P.M. Non-compliance with these rules and regulations may result in immediate eviction with no return of any and all payments made. Forever Destin Beach Rentals can provide a list of venues that will allow larger gatherings. Contact us regarding weddings if you plan on getting married here.

25. **POOL POLICY** – Diving or jumping into the pool or hot tub may result in head, neck, or spinal injuries. The renter accepts all risk of the pool or hot tub and specifically agrees that no minor will swim unaccompanied by an adult. Community or condominium pools or hot tubs are not controlled or maintained by Forever Destin Beach Rentals and cannot be held responsible for any inconvenience resulting from the pool or hot tub. Pools and hot tubs have electrical/mechanical components. These components can sometimes malfunction. Forever Destin Beach Rentals, its Vendors, and the Homeowner cannot be held responsible for any malfunctioning pool or hot tub. Please inform us as soon as possible if your pool or hot tub is not working correctly. Forever Destin Beach Rentals will do everything in its power to rectify any problems with malfunctioning equipment as quickly as possible. A fee is required to heat private pools and or spas and must be added seven (7) days prior to your arrival

date. If broken glass is found around the pool area it will cause us to drain the water, clean and refill the pool. A fine in accordance with that cost will be assessed to the rental guest.

26. LIABILITY WAIVER - a) Owners and Managers of this property are not liable for loss, damage of property, injury to my guests during my stay on the premises, or me. b) I hereby release, waive, discharge and covenant not to sue the owners of this property, its officers, staff, agents, or employees for any liability, claim and or cause of action arising out of or related to any loss, damage, or injury, including death that may be sustained by me or to any property belonging to me arising out of use of the house or property. c) Indemnification: Guest & their party agrees to indemnify and hold harmless Forever Destin Beach Rentals LLC and its employees, from and against all claims, suits, damages, costs, losses, and expenses arising from injury to any person or property occurring on or about the Property.

27. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money and will result in immediate eviction or denial of access to the property.

28. SECURITY SYSTEMS - Please note that some Homes, Condominiums, and/or Common Areas may be equipped with security systems; e.g., onsite security personnel, security cameras, alarms, etc. For additional information, please ask a representative for details.

29. ACCOMMODATION - We will reserve for you the specific unit selected at the time of your reservation upon the receipt of your deposit and signed Agreement. Notwithstanding Forever Destin Beach Rentals' efforts, if the unit reserved is unavailable for any reason, guests will be limited to a full refund or similar accommodation at their election. In no event will Forever Destin Beach Rentals be responsible for any direct or indirect costs, expenses, fees or other consequential damages resulting from the unavailability of a specific accommodation. By making the initial payment for this reservation, I agree to all terms and conditions of this agreement and rental details below. Non-compliance of these rules and regulations may result in immediate eviction with no return of all payments made. Forever Destin Beach Rentals must pre-approve any event and/or wedding at the property and a fee will be applied.

30. ADVERTISING ACCURACY - Forever Destin Beach Rentals, LLC strives to accurately describe each property either verbally, in writing, or by pictures. Rental homes are an ever-changing environment that is continuously updated and upgraded. We are not liable for inaccuracies in these descriptions or pictures.

31. TRASH REMOVAL - The guest is responsible for removing all trash from the property and placing it in tied garbage bags and placing those bags in the approved on-site garbage containers. It is the guest's responsibility to move the approved garbage cans to the appropriate trash pickup locations near the property. Any littering or leaving trash in a non-approved container will result in a haul away fee of \$150 - \$500 being charged to the guest. The fee is determined by the day, time, and difficulty of gathering the trash and taking it to the dump.

Forever Destin BEACH 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).

By agreeing to these Terms and Conditions, you waive your right to dispute any charges that are made to your credit card regarding this policy.

Non-billing stipulations include •No damage to the property or theft. •No violations of rental or homeowner association policies. •Rental is left in a neat and orderly condition. •All garbage is removed from the house and pool areas and placed in properly tied garbage bags. Forever Destin Beach Rentals will do everything within its means to notify you of impending charges; however, Forever Destin Beach Rentals reserves the right to bill the credit card for violations to the policy. Any legal dispute of the damages will be contained to the State of Florida and the County in which the rental property resides.