

Rental Agreement for #212 Inn at Blue Mountain Beach

Thanks for renting #212 Inn at Blue Mountain Beach. The following contains information for your stay and conditions for the rental. Please sign and return or email your acceptance of these terms along with your payment.

Rental Payments – Payments for bookings in the coming month are due in full upon booking. Payments for future bookings have a deposit of 50% of the rental fee due for booking and the remainder of the rental plus the tax is due 30 days before arrival. If a credit card is used, then the remainder will be charged 30 days prior to the arrival. If a check is used instead of credit card please have it arrive on time to ensure your reservation. Florida tax is 11% and collected along with final rental payment.

Cleaning Fee - The cleaning fee is included in the quoted amount for stays of 4 days and over. For stays of 3 days or less, a \$110 cleaning fee is added to the nightly rate.

Damage Deposit – If a credit card is used for payment of the rental fee, no additional damage deposit is required. The tenant agrees to pay any damages with this card. If the rental fee is paid by other means, a \$600 damage deposit is collected along with the rental and refunded after the property is inspected following the rental.

Cancellation Policy – Cancellations 30 days or more prior to the scheduled arrival result in full refund less a \$50 cancellation fee. Cancellations from 30 days to one week of arrival date are refunded if another tenant is found to replace the booking. If no other tenant is found, ½ of the rental is retained and the remainder refunded.

Cancellations within 7 days of the scheduled arrival forfeit the entire rental. In the case of a voluntary or mandatory evacuation, the unused portion of the rental is refunded. There are no cancellations for inclement weather unless there is an evacuation.

Building Security Codes and Rules

The Inn at Blue Mountain Beach has many security features. You will need your key to enter the building from the outside and the pool. There are security codes on the access to the pool and beach (5500) and the parking garage (#1379).

The keys can be damaged by magnetic fields. If you have a key that does not work, it can be re-programmed by the maintenance personnel on site. Their number is posted on in the elevator lobby. If you have working keys, please do not call them after hours as they will charge an extra fee for those services. They are onsite during normal business hours.

All keys are to be returned to the Hibiscus Inn on your departure. There will be a \$25 fee for each card that is not returned.

You are allowed one car in the parking garage. Other vehicles can be parked in the gravel lot on the right just before the bridge entrance to the Inn.

No grills are allowed on the balconies. There is a grilling area on the left of the entrance to the parking garage for you use.

Beach towels are not allowed to be hung on balconies. Please observe posted pool rules and rinse sand off before entering pool or building.

Most importantly, have a wonderful visit!

Check-in/ Check-out

Check-in time is 3:00 PM or later. The keys are available at the Hibiscus Guest House at 85 Defuniak St. Grayton Beach, Florida 32459. If you will be arriving late, the key will be left for you in the key box of the Hibiscus Guest House. The website for the Hibiscus Guest House is www.hibiscusflorida.com. Be sure to have a breakfast at their café. Cheri will take good care of you.

Your rental packet will include a map to the Inn at Blue Mountain Beach. The address of the Inn will not be found on Mapquest or Google. For these search engines, use 100 Red Fish Circle, Santa Rosa Beach as the destination. Blue Lupine Way is a private road that is at the bottom of Red Fish Circle and it leads to the parking garage of the Inn.

Check-out time is 10:00 AM. Keys are to be returned to the Hibiscus Inn. When leaving, remove all garbage from the condo. (Trash chute is located on the West Hall of the Inn) Also, please put all dishes in the dishwasher and leave it running.

Pets

The Inn at Blue Mountain Beach Condo Docs forbids pets in rental units.

Beach Service

Beach service is available for \$12/day in addition to the rental fee. Please arrange for beach service at the time of booking. During the summer season there is generally a beach service company on the beach, however for guaranteed availability, please make arrangements with us.

Beach Towels

Beach towels are provided for your use. These are stored in the hall linen closet. We ask that you leave these clean when you depart. They are not cleaned as part of the usual linen service.

Pool and Beach Safety

Please be aware that there are no lifeguards at the pool or beach of the Inn at Blue Mountain. Swimming is at your own risk and children must be supervised at all times by an adult. Rules for the pool are posted in the pool area. Be safe and enjoy.

Difficulties that may arise

If you have problems with the condo during your stay, please call Harriet @ 404-550-5353. If you cannot reach Harriet then call Beach to Bay Homewatch @ 850-830-3265. They are authorized to provide any necessary services that are required.

We hope that you have a glorious vacation at the Inn at Blue Mountain Beach and that you will return to visit us and recommend us to your friends. Returning visitors receive discounts, so please provide us with an email address where we can send coupons for future visits.

I agree to the rental terms and will do my best to have a great vacation!
