



Rental Policy

We value our customers and wish to express our appreciation for your business. Our rental policies enhance our ability to offer clean, quality accommodations.

What is provided:

- Bed and bath linens provided.
- Starter supply of dishwasher detergent, dish detergent, soft soap and garbage bags are included.

Phone

No charge for local calls.
Phone calls are toll restricted.
Please use phone calling card for long distance phone calls.

Family Oriented Vacation Accommodations

Downs by the Sea Rentals and Destin FL Rentals provides family oriented vacation accommodations and will not rent to vacationing students or young adults under the age of 25. Our units are non smoking. Reservations made under false pretenses will be subject to forfeiture of deposit and rental fees.

Reservation/Security Deposit

A reservation/security deposit of \$300/\$500 (depending on unit) is due upon booking a reservation. This deposit will be fully refunded by check within 14 days of departure providing there is no damage or theft and all policies and conditions are followed.

Cancellation Policy

Reservations must be canceled 90 days prior to arrival for daily or weekly reservations or the advance on the rental will be forfeited. Monthly reservations must be canceled 120 days prior to arrival or the advance on the rental will be forfeited. All cancellations are subject to a \$100 processing fee. Cancellations or early departure does not warrant refund of rent or deposit. No refunds for early departures or late cancellations. We recommend trip insurance.

Rental Payment Policy

In addition to the rental rate, an additional \$80/\$160 (depending on unit) condo cleaning fee will be charged. There is also an 11.5% Florida tax added to the invoice. Full rental payment is due 30 days prior to arrival and may be paid by a personal check. Credit cards are accepted (MasterCard and VISA). If you use a credit card and cancel the credit card fees will then be your responsibility.

Spring break, summer season and fall break require weekly rentals. Four night minimum stay required off season.

The rate information provided, though deemed accurate, is not guaranteed. It is subject to errors, omissions, change of price or withdrawal without notice.

Check-in/Check-out

Check-in time is 4:00 p.m. - 5:00 p.m.

Check-out time is 9:00 am: Guests, who are late departing, will incur additional charges deducted from the security deposit. An additional housekeeping crew member will be required in order to prepare the accommodations in a timely manner. You could lose all deposit depending on the conditions.

Keys and Beach Passes

Keys, lock box keys and beach service pass, must be returned to their proper place (on the counter or hang on the refrigerator) at check-out. There will be a \$25.00 nonrefundable and nonnegotiable fee for each key or Beach pass not returned upon departure.

Occupancy Limits

Florida State Licensing Regulations require occupancy limits based upon square footage of the condo or home and sleeping accommodations. Therefore, the number of guests must not exceed the maximum guests allowed (including all children) as indicated on your rental confirmation for the vacation property. Most properties will accommodate 6-10 guests. The occupancy limit is noted on each vacation property on the web site. If the occupancy limits are exceeded, then guests will be asked to check out and full deposit and rental fee will be forfeited. NO EXCEPTIONS.

Parking Regulations

RV's, boats, watercraft, or trailers are not allowed. If you are staying in a condo; please park your car in the parking lot. The homeowner's association fine is \$100 for parked cars on the street. The fine will be deducted from reservation/security deposit for violation of the community parking code. In addition, cars are liable to be towed. The homeowner's association strictly enforces the parking regulations.

Hospitality Code

No Smoking Policy assures guests who are allergic to smoke a GUARANTEE that Downs by the Sea and Destin FL Rentals accommodations are comfortable for all vacationing guests. There is no smoking allowed within the units or on the balcony of the units. Failure to adhere to this request violates the hospitality code and will result in the retention of the reservation/security deposit.

No Subletting

The rental agreement has been made between the responsible party and Downs by the Sea Rentals/ Destin FL Rentals . The agreement is not transferable to other person/party/friends or family. The person making the reservation is the responsible party and acknowledges all policies and procedures of Downs by the Sea Rental , Destin FL Rentals and Resort Property rules and regulations governing the use of vacation property, resort property and it amenities.

Swimming Pool and Beach

During your stay, please familiarize yourself with rules, policies and practices concerning the beach, swimming pools and recreational facilities and resort amenities.

Please note: No tents, no canopies and no pets are allowed on the beach.

Safety

It is the guest's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in the ocean, pool, and hot tub Jacuzzi.

Good Housekeeping

Refrigerator: Please clean out the refrigerator upon departure and take the unwanted content to the dumpster in the back of the property.

Washer/Dryer: Please thoroughly shake out the sand from beach towels and swimsuits before washing/drying them in the washing machine. Sand causes problems in washer/dryers and a repairman may be required. The charges will be deducted from the security deposit.

Please do not take the property's bath towels or linens to the beach. Please bring your own beach towels Linens/Towels/Supplies. The property will provide basic towels/linens and starter supply of trash liners, bathroom paper and soap. However, guests will need to provide their own laundry detergent, additional paper products and household supply items for their stay.

Trash Disposal. Please place trash in trash bags and put them in the appropriate trash containers located near the condos. In addition, prior to check-out, all food, debris and garbage are to be disposed of at the dumpsters. Please take all bagged trash to the dumpsters located near the condos before check-out. The condo or home must be left in good condition. All soiled dishes must be washed in the dishwasher. Downs by the Sea Rentals and Destin FL Rentals reserves the right to retain partial or full security deposit for carpet cleaning or additional housekeeping services due to guest's lack of care or respect for privately owned properties. Please treat the property with care and the neighbors with courtesy.

Severe Weather

We do not refund rents due to shortened stays because of weather.

Waiver Hold Harmless

Property owners, operation managers, Downs by the Sea, Destin FL Rentals and Becki Downs, will not be held responsible for acts of theft, vandalism, or other damages to guests' personal property or items left at the vacation property. If an item has been accidentally left at the property, please contact Becki Downs. Every effort will be made to mail it to your home. Neither do we accept liability for any inconvenience arising from temporary defects or stoppages in supply of water, electricity or plumbing. Nor will accept for any loss or damages caused by weather conditions, natural disasters, acts of God or other reasons out of our control.

Guests acknowledge that Downs by the Sea and Destin FL Rentals serves as the agent of the property owner.