

Welcome to TROPICAL DUNES

1416 Dunes Drive Gulf Shores AL 36542

Thank you for choosing our family home for your vacation. We are very happy to share our beach home with you and that you will be able to experience one of the most beautiful locations on the Gulf Coast.

This is your reservation confirmation and rental agreement.

We will email the entry-gate code and lock box / key instructions, together with all directions one week prior to arrival.

Please sign and return the rental agreement to the address at the bottom of the last page, and retain a copy for your records. Also, please include a copy of the driver's license of the person making the payments.

We highly recommend you also consider purchasing travel insurance for peace-of-mind leading up to your vacation. Unexpected personal circumstances and weather conditions can be covered for a reasonable fee, allowing you to have a worry-free vacation. We do not sell travel insurance, nor do we claim to be specialists on the subject, but previous guests have recommended one online site that explains the available options well and is easy to work with.

[CSA Travel:](http://www.csatravelpro.com) (tel:[800.348.9505](tel:800.348.9505)) <http://www.csatravelpro.com>

Again, we are not affiliated with this insurance company and only provide information strictly for your convenience, we encourage you to perform additional research as needed.

Thanks and have a great vacation!

Carla Kapeskas

770-330-1354

Vacation Rental Agreement

Tropical Dunes, 1416 Dunes Drive, Gulf Shores, AL 36542

Your rental confirmation is as follows:

Check-in date: after 3 pm CST (No early check-in)

Check-out date: by 10 am CST

(PLEASE RESPECT CHECK-IN AND CHECK-OUT TIMES SO THE CLEANING CREW HAS SUFFICIENT TIME TO PROPERLY CLEAN THE HOUSE FOR YOU)

Number of people in party: adults and children

Number of persons under the age of 25 years old:

Your cell phone number:

All guests agree to the following:

1. CHECK-IN TIME IS AFTER 3 PM (Central) & CHECK OUT IS 10 AM (Central). No early check-in or late check-out.
2. SMOKING: This is a NON-SMOKING home. Smoking is only allowed on front and back decks.
3. PETS: Pets are not permitted in the home under any circumstances.
4. UNDER-AGE OCCUPANTS: We will not rent to vacationing students or singles under 25 years of age, unless accompanied by a parent or adult guardian. We reserve the right to refuse rental or discontinue occupancy if, in our judgment, your occupancy is detrimental to the property or neighbors. Misrepresentation of age of occupants (under 25 years of age) or usage of rental property by any additional occupants under the age of 25, will be grounds for immediate termination of rental, and loss of all fees and deposit.
5. NO EVENTS: No events such as weddings etc. are permitted at the property or on the beach without proper notice and payment of all associated fees and deposits. Please inquire at time of booking for rules and restrictions that are enforced by US Fish & Wildlife, local government, homeowners association and homeowner.
6. DUNES & WILDLIFE: Fort Morgan is a beautiful area because of its rich natural beauty. Please do your part to keep it natural.
 - a. There is no climbing on the dunes or disturbing of sea oats and other natural vegetation. This is strictly enforced by the US Fish & Wildlife Service and violators will be subject to serious fines. Please use the boardwalk to access the beach and keep all children away from the dunes.
 - b. There are protected species in the surrounding dunes that are also monitored by the US Fish & Wildlife Service. This include but are not limited to nesting sea turtles, nesting terns and the Alabama beach mouse.
 - c. Turn off all outside lights in the end of the evening. During turtle nesting season (May-August), the turtles become disoriented if they see house lights and will travel beyond their natural nesting grounds.
 - d. Please remove all trash from outside decks, beach area and carports, and place in appropriate trash bins. We do not want the wind to carry items to the dunes or gulf, or attracting any critters.

7. SECURITY/DAMAGE DEPOSIT: A deposit of \$1,000 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met:

- a. No damage is done to the home or its contents, beyond normal wear & tear.
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- c. All debris, rubbish and discards are placed in green trash bins and bins are placed at the street curb
- d. All dirty dishes and utensils are washed and placed back in appropriate cabinets and drawers. Items left in dishwasher can result in a \$50 fee applied to the security deposit.
- e. One set of house keys is left in the lock box. Two other sets of keys are to be left on the kitchen counter.
- f. No house contents or linens are lost or damaged.
- g. All charges accrued during the stay are reported and paid prior to departure.
- h. No early check-in or late check out.

8. PAYMENT: Payment equal to 100% of the rental rate is required 60 days before arrival.

9. WEEKLY RESERVATION CANCELLATIONS:

- a. Cancellations that are made more than 90 days prior to the arrival date will incur a \$500 dollar processing fee;
- b. Cancellations that are made 60-89 days prior to arrival date will incur a \$1,000 dollar processing fee;
- c. Cancellations that are made less than 60 days prior to arrival date will forfeit the entire rental fee. Only the security deposit will be returned. However, if property is re-rented for the same dates, the rental fee will be refunded minus any differential in re-rental rate and a \$1,000 dollar processing fee will be retained.
- d. Early departure does not warrant any refund of rent, cleaning fee or tax.

10. MONTHLY RESERVATION CANCELLATIONS: Monthly renters must cancel 120 days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

11. MAXIMUM OCCUPANCY: The maximum occupancy is strictly limited to fifteen (15) persons at any one time. If more than 15 people are found to be staying at property a fine of \$300 per day will apply.

12. RATE CHANGES: Rates subject to change without notice prior to deposit receipt.

13. FALSIFIED RESERVATIONS: Person signing rental agreement, making payment and providing copy of driver's license (proof of age >25 years) must also be an occupant of the property for the full duration of the rental. Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental fees, and the party will not be permitted to check-in or will be removed from the property.

14. LIABILITY: We cannot be responsible for any mishaps that occur during your stay. By renting our home, you agree to assume liability for personal injury, personal loss and property damage caused by you or any of your guests during your stay.

15. HOUSE KEYS: Three sets of house keys will be issued to rental guests. If keys are lost a \$25/key fee will be charged. Upon check-out, please leave one set of keys in the lock box and two sets on the kitchen counter when departing.

16. REPAIRS AND MALFUNCTIONS: No refunds will be given for malfunctions of HVAC, plumbing or appliances, however it is our commitment to have any needed repairs that occur during your stay made as quickly as possible. Please notify us as soon as any problem is noticed, and will make every effort to get issues resolved promptly. Even if the problem is noticed on your day of check-out, please notify us so that we can resolve before arrival of the next guests.

17. CLEANING UP PRIOR TO YOUR DEPARTURE: Our cleaning crew works hard to make sure the property is clean for your arrival, and also for the next guests coming in after you. We ask that you please put all items inside and outside the home back where you found them upon arrival, including decks and storage area below the home. This includes all furniture (inside and patio) and all cups, dishes and utensils. All dirty dishes should be washed and the dishwasher emptied prior to departure. All excessive sand found inside the property may incur extra cleaning fees.

18. HURRICANE OR STORM POLICY: No refunds will be given for weather related events. Trip cancellation insurance for this is available through various agencies and obtaining such coverage is left to your discretion.

19. Routine maintenance services such as change of air filter and such will continue during your stay. We appreciate your patience and understanding.

Failure to comply with above rules may result in parties being asked to leave the property, and/or forfeiture of deposit and rental fees.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____

Printed Name: _____

Date: _____

Please sign and print agreement and mail/email with copy of your valid driver's license to:

Carla Kapeskas

5627 Glenrich Drive

Dunwoody, GA 30338