**Rental Conditions:**

Reservation Requirements: Persons checking in must be 25 years of age or older and will be responsible for payments, deposits, and adherence to the terms and conditions outlined herein and in other documents associated with reservations. The minimum stay without incurring a cleaning/linen fee is (3) three nights. When booking one or two nights, you must pay a cleaning fee which is \$95.00.

Deposits and Payment:

Hidden Dunes Cottage 190 accepts payments through Check or Paypal. At the time of booking a non-refundable payment of 20% of the total amount of the reservation is due. Also, a Security Deposit of \$150 is due prior to the stay along with the balance of the rent. Bookings made less that (2) two weeks out shall pay entire balance plus security deposit when reservation is made.

Changes and Cancellations:

Hidden Dunes Cottage 190 will try to accommodate any requests for changes or cancellation of a booked reservation, but reserve the right to deposits paid to offset lost rental of unit. Reservations made 30 days or less prior to the arrival date have 24 hours from the time the reservations are made to change or cancel. After this time, the above stated change/cancellation policies go into effect. NO DISCOUNTS FOR EARLY DEPARTURES. All changes are subject to minimum stay requirements as stated above. There will be no refunds for inclement weather.

Departures:

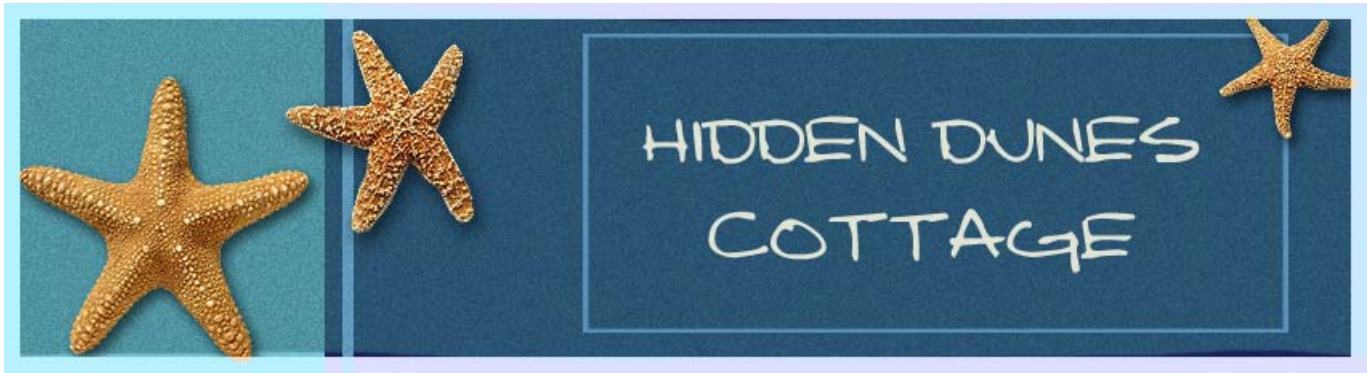
A 10:00am "check-out" is expected on the day of departure, unless otherwise agreed to in advance. Hidden Dunes Cottage 190 reserves the right to take immediate possession of the unit in the event of nonpayment and /or holdover.

Number of Occupants:

Hidden Dunes Cottage has a maximum occupancy of six. If additional occupants are found in the unit it will constitute a breach of the agreement and the guests will have to vacate the unit immediately and forfeit all money collected including deposits. Further, guests will be held responsible for any damages sustained, fines, lost revenue or attorney's fees.

Please be considerate of neighbors and keep noise and other distractions to a minimum. Repeated complaints about noise will constitute a breach of the agreement and the guests will have to vacate the unit immediately and forfeit all money collected including deposits.





Pets: There are no pets allowed in Hidden Dunes Cottage 190. Violations will be charged at the rate of \$50 per day, plus any additional charges for cleaning, extermination, and other necessary repairs or replacements. If any pets are found in the unit it will constitute a breach of the agreement and the guests must vacate the unit immediately and forfeit all money collected including deposits.

Damages:

Should guests leave the unit unusually dirty or in abused condition, guests will pay any additional cleaning charges and/or damage charges, including a \$500.00 fee for smoking in this **non-smoking unit**. This fee will enable us to bring the unit back to a non-smoking status.

Housekeeping:

Towels and bed linens are provided for in-unit use only. Please bring beach towels. Departure cleaning is included in rental rates.(stays longer than two nights.) Additional housekeeping and laundry services are available upon request and at a nominal charge.

Refuse & Trash Collection:

Guests are to dispose of all trash in accordance with Hidden Dunes' community rules and regulations. All trash will be placed in tied bag and placed fully within dumpster enclosures.

Maintenance:

Please make Hidden Dunes Cottage 190 aware of any needed maintenance as soon as possible so that repairs can be completed in a timely manner and affect your stay as little as possible. This unit is inspected between each stay for damage. Guests are expected to alert Hidden Dunes Cottage 190 immediately if any damage is noted

Lost Or Un-Returned Keys:

Guests shall agree to pay \$50 for lost keys not returned to Hidden Dunes Cottage.

Local & Long Distance Calls:

Local calls are free from the phone provided in the unit. Long distance calls must be made using a credit card or calling card.

