



## **JET Coastal Vacations House Rental Agreement**

850-665-0343 [info@jetcoastalvacations.com](mailto:info@jetcoastalvacations.com)

In consideration of the reservation of the JET Coastal Vacation Property, I hereby agree with JET Coastal Vacations ("JET Coastal") as follows:

- I have received the rental policies for the Property attached hereto and incorporated herein by reference (the "Rental Policies"). I have read this Agreement and the Rental Policies carefully and, in their entirety, and I am satisfied that I understand both completely.
- I agree to fully abide by and ALWAYS comply with this Agreement and the Rental Policies.
- I will provide a copy of these policies to each guest on the Property during the Rental Period, and I understand that I am responsible for the actions of each guest on the Property during the Rental Period.
- I understand that if I and/or my guests fail to comply with this Agreement or any of the Rental Policies, as determined in the sole discretion of JET Coastal, we are subject to immediate eviction from the Property without any refund of rental fees and liability for additional charges for damages incurred, as determined in the sole discretion of JET Coastal.
- I understand that neither JET Coastal nor the owner of the Property assumes any liability for loss, damage of property, or injury to the undersigned or any guest of the undersigned while on the Property nor for any inconvenience, damage, claim, loss, or injury relating to temporary defects or stoppage of utilities, cable/internet, or plumbing; changes to rental assignments; website or brochure errors; weather conditions or other acts of God; or other reasons beyond their control.
- I HEREBY RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE THE OWNER OF THE PROPERTY, JET COASTAL AND EACH OF THEIR OFFICERS, AGENTS, EMPLOYEES, SUCCESSORS, AND ASSIGNS 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 ANY OF MY GUESTS OR TO ANY OF OUR PROPERTY WHILE ON THE PROPERTY OR IN USE OF ANY ITEM PROVIDED BY THE OWNER OF THE PROPERTY, INCLUDING GOLF CARTS, BICYCLES OR OTHER RECREATIONAL ITEMS.
- I and my guests shall, jointly and severally, indemnify, defend and hold harmless JET Coastal, its employees, subcontractors, and representatives, and the owner of the Property, their heirs, successors and assigns from and against all losses, claims, damages, causes of action, liabilities, and expenses (including reasonable attorneys' fees) arising from or related to my actions or my guests' actions during the Rental Period, including any negligent acts or omissions, willful misconduct, and violations of the Rental Policies.
- This Agreement will be deemed to be made and entered into in the State of Florida, and will in all respects be interpreted, enforced, and governed under the laws of Florida. I consent to the personal jurisdiction of the state court situated within Walton County, Florida for purposes of enforcing this Agreement, and I waive any objection that I might have to venue in those courts. The failure of JET Coastal to enforce its rights under this Agreement and the Rental Policies at any time for any period shall not be construed as a waiver of such rights. No changes, modifications, or waivers to this Agreement or the Rental Policies will be effective unless in writing and signed by me and JET Coastal. For purposes hereof, "including" means "including without limitation."

**BY MEANS OF MY SIGNATURE BELOW, I AFFIRM THE FOLLOWING:**

**I HAVE READ, UNDERSTOOD, AND DO AGREE THAT I WILL ADHERE TO ALL REQUIREMENTS AS SET FORTH IN THE RENTAL POLICIES.**

**I UNDERSTAND THAT JET COASTAL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO EITHER HUMAN OR COMPUTER ERROR, REGARDING QUOTED RENTAL RATES OR OTHERWISE, AND THAT SUCH WILL BE CORRECTED UPON DISCOVERY.**

**I UNDERSTAND THAT THE INDIVIDUAL WHOSE NAME APPEARS ON THIS RESERVATION AND SIGNS THE RENTAL AGREEMENT MUST BE THE ACTUAL PERSON WHO OCCUPIES THE PROPERTY FOR THE ENTIRE DURATION OF THE STAY AND IS THE SAME INDIVIDUAL WHO PAID THE INITIAL BOOKING DEPOSIT. A DRIVERS LICENSE WILL BE REQUIRED AT THE TIME OF BOOKING.**

**I UNDERSTAND THAT I AM PERSONALLY RESPONSIBLE FOR FULL PAYMENT OF THIS RESERVATION, FOR THE COST OF ANY REPAIRS RELATED TO DAMAGES NOT COVERED BY THE DAMAGE PROTECTION PLAN, AND FOR ANY OTHER COSTS THAT MAY BE INCURRED DURING MY STAY.**

**I AM AT LEAST TWENTY-FIVE (25) YEARS OF AGE, AND I HAVE READ THE MINIMUM AGE REQUIREMENTS AS SET FORTH IN THE RENTAL POLICIES, AS WELL AS THE STUDENT-AGED POLICIES AT THE END OF THE RENTAL POLICIES DOCUMENT.**

**I HAVE BEEN ADVISED THAT VACATION RENTAL INSURANCE AND VACATION RENTAL DAMAGE COVERAGE SHOULD BE PURCHASED, THAT SUCH COVERAGE IS STRONGLY RECOMMENDED, AND I UNDERSTAND THE TERMS OF SUCH A POLICY AS SET FORTH IN THE RENTAL POLICIES.**

**Date signed:** \_\_\_\_\_

**Printed name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_



### **JET Coastal Vacations Rental Rules and Regulations (House)**

**BOOKING DEPOSIT** - We accept reservations up to one year in advance. A **Booking Deposit** is collected when the reservation is made. This deposit is **25%** of the entire reservation including all rent, booking fees, and taxes. We accept VISA, MASTERCARD, DISCOVER, and American Express for the Booking Deposit. **THE NAME ON THE CREDIT CARD MUST MATCH THE GUEST'S NAME ON THEIR REQUIRED IDENTIFICATION.** Or, you may pay the Booking Deposit by Debit Card. We accept U.S. Funds only; no money orders or cashier's checks are accepted. If paying by check (For Deposit Only), the guest must send their payment immediately upon booking **via FedEx or USP Overnight.** Published rates are subject to change without notice, but any such changes will **not** affect existing bookings. **ONCE BOOKED, A RESERVATION MAY NOT BE CHANGED OR ALTERED IN ANY WAY, INCLUDING CHANGES TO DATES OF STAY. ALL SPECIALS AND PROMOTIONAL OFFERS APPLY TO NEW BOOKINGS ONLY, NOT TO EXISTING RESERVATIONS, AND ARE AVAILABLE FOR A LIMITED PERIOD OF TIME ONLY.**

**FINAL PAYMENT** - The DUE DATE for Final Payment on reservations is 30 DAYS PRIOR TO ARRIVAL. It is the GUEST'S RESPONSIBILITY to contact us to arrange payment. We MUST receive your Final Payment AT LEAST 30 DAYS PRIOR TO ARRIVAL, or your reservation is subject to immediate cancellation. For reservations made 30 days or less in advance of stay, payment is due in full at the time of booking. (Note: The fee for reversed e-Check is \$50.00.)

**CANCELLATION POLICY** - A reservation is considered final once the Booking Deposit is received. If the reservation is canceled within 24 HOURS of booking, a CANCELLATION OF \$100.00 (plus tax) will be withheld from the Booking Deposit, and the balance refunded. If the reservation is canceled any time after the initial 24-HOUR PERIOD, NO REFUND WILL BE ISSUED IF THE GUEST CANCELS WITHIN 60 DAYS OF ARRIVAL, REGARDLESS OF THE REASON FOR CANCELLATION. FURTHER, GUESTS ARE NOT ALLOWED TO CHANGE OR ALTER RESERVATIONS IN ANY WAY, INCLUDING DATES OF STAY AND/ OR PROPERTY RESERVED. Due to this strict Cancellation Policy, we strongly urge guests to purchase Vacation Rental Insurance. Please see that section below. (The ONLY exception to this policy is if all of the beaches AND establishments are shut down. At that time the guest is able to receive a full refund from JET Coastal.) **Credit card fees are non-refundable at any time.**

**VACATION RENTAL AGREEMENT** - The name of the person who signs this agreement must match the guest's name as it appears on the reservation and required identification. To avoid cancellation, this document must be signed **IN ALL REQUIRED PLACES** and returned to us via email **WITHIN 24 HOURS.** If JET Coastal does not receive this document within **24 HOURS,** the reservation may be canceled without further notice, a **Cancellation Fee of \$25.00** (plus tax) will be imposed, and the remainder of the Booking Deposit will be refunded.

**CHECK-IN** – We make every effort to have our properties ready for check-in by **4:00 P.M Central Time.** Guests are not allowed to arrive at, enter, or park at the property until all HOUSEKEEPING and INSPECTIONS have been completed, regardless of the time. **NOTE:** Housekeepers are **NOT** authorized to grant access to the property. In rare instances due to unexpected maintenance and/or housekeeping issues, for example, access to the property may be unavoidably delayed. In this event, **NO discounts or refunds** will be issued due to late check-in.

**CHECK-OUT** – Guests **MUST** depart the property entirely (including the grounds and driveway) **NO LATER THAN 9:00 A.M. (Central Time)** to avoid a Late Check-Out Fee. Late check-outs are not available during the peak period, since housekeeping services are performed immediately following check-out in preparation for guests arriving that same day. If guests checking out have not departed the property entirely by **9:00 A.M.** a **\$75.00 Late Check-Out Fee (plus tax)** will be charged to the credit card on file and an additional \$75.00 per hour (plus tax) for each hour thereafter.

#### **DEPARTURE CHECKLIST –**

The following must be done prior to check-out to avoid stated fees:

- **Be sure all beach towels are accounted for (\$15.00 + tax per missing towel)**
- Wash, dry, and fold all **beach** towels and return to the original location (\$50.00 + tax if not done)
- Leave beds unmade, pulling back bedspreads/comforters on all used beds
- Load and start the dishwasher, using only dishwasher detergent, **NOT** liquid dish soap
- **Do not move** furniture, electronics (including power cords), or grills from their original locations (\$50.00 + tax if moved)
- Return all remote controls to their original location
- Leave the cooking surface of the grill (grill rack) in acceptable condition
- Bag and remove all trash, including food from refrigerator and freezer (do not leave for housekeeping staff), and place in outside trash receptacle (\$50.00 + tax if not done)
- Place all used white bath towels and washcloths in bathtubs

**VACATION RENTAL INSURANCE** – We **STRONGLY** recommend that our guests purchase travel insurance protection. Vacation Rental Insurance has been made available with your reservation. Vacation Rental Insurance provides coverage for the loss of prepaid, non-refundable expenses due to certain unforeseeable circumstances that may jeopardize your vacation investment and force you to incur unplanned expenses. Trip Cancellation and Trip Interruption coverage is available for events such as a sickness or injury of yourself, family member or traveling companion; flight delays due to adverse weather; interruptions of road service; terrorist acts; and mandatory evacuations. The plan also includes other valuable coverages such as Medical and Dental, Baggage, and Emergency Assistance and Transportation in addition to useful services such as identity theft, concierge and 24/7/365 emergency assistance. We strongly recommend you purchase this valuable protection. Additional terms and conditions apply; please read your Description of Coverage/Policy carefully and contact Generali Global Assistance at 866-999-4018 with coverage questions. You can review the Description of Coverage or Insurance Policy here:  
<https://www.csatravelprotection.com/certpolicy.do?product=G-330CSA>

**VACATION RENTAL DAMAGE COVERAGE** - As a part of your stay, you may purchase a Vacation Rental Damage Protection plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the policy will pay a maximum benefit of \$3,000.00. If, during your stay at one of our rental properties, an insured person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of \$3,000.00. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are contained in the Description of Coverage or Insurance Policy here:  
<https://www.csatravelprotection.com/certpolicy.do?product=G-20VRD>. The Vacation Rental Damage Protection can be purchased up to, and including at, check-in. By submitting payment for this plan, you authorize and request Customized Services Administrators, Inc. d/b/a Generali Global Assistance & Insurance Services to directly pay JET Coastal any amount payable under the terms and conditions of the Vacation Rental Damage. Please contact JET Coastal directly if you do not wish to participate in this assignment.

**HURRICANE AND SEVERE WEATHER POLICY** – **NO** refunds will be issued in the event of a tropical storm or hurricane, even in the event of a mandatory evacuation. If you have purchased Vacation Rental Insurance, please contact Generali Global Assistance at 866-999-4018 to file a claim.

**INCLEMENT WEATHER - NO REFUNDS** for cancellation or early departure due to inclement weather.

**GUEST SERVICES** – Guest Services include processing of the reservation, administrative costs, ongoing communications with guests, pre-arrival inspection, ongoing maintenance of the unit, propane for gas grills (where applicable), and on-call staff to provide emergency guest services after hours.

**MULTI-PARTY OCCUPANCY** – In the event that two or more parties reserve or occupy a single property, and one or more of the parties cancel, the primary guest whose name appears on the reservation is financially responsible for all booking charges associated with the reservation. In addition, each party, jointly and separately, is required to be in compliance with all rental policies and will be liable for any and all damages which may be caused during the stay.

**MAXIMUM NUMBER OF GUESTS** – At no time during your stay shall the maximum number of persons on the property exceed the maximum number of persons the advertised property sleeps, not including babies in cribs. Violation of this policy will result in immediate eviction from the property, with **NO** refund of rent, associated fees, or taxes already paid.

**PARKING** – Parking for you and your guests is allowed in designated areas only. The homeowners' associations for our properties prohibit or restrict on-site parking for RVs, boats, trailers, etc. Guests will be responsible for **any and all** fines imposed due to noncompliance with parking rules and regulations. Please see your Arrival letter for specific parking instructions for your selected property. **Initial Here** \_\_\_\_\_

Please inquire when booking your property as to the parking capacity (ie. the Allowed number of vehicles) and any restrictions associated with the property.

**PROPERTY ASSIGNMENTS** -- We reserve the right to change property assignments, even on short notice, if a particular property is unavailable during the rental period due to necessary maintenance or repair issues, the removal of a property from our rental program, or any other changes and/or emergency conditions. Should this occur, every effort will be made to move you to another property or properties that will accommodate the number of persons in your party. **No cancellations, refunds, or discounts are allowed if property reassignment is possible.** Further, guests are not allowed to relocate to another property simply because they are dissatisfied with their accommodations.

**REFUNDS** -- As set forth in additional detail throughout these policies, no refunds will be given for **ANY** reason, including late arrivals, early departures, inclement weather, maintenance and/or housekeeping issues, failures, outages, or nearby construction noise.

**ELEVATORS AND FIREPLACES** -- In general, the use of private **residential elevators** is **NOT** allowed. Under special circumstances, **AND WITH PRIOR APPROVAL FROM MANAGEMENT** elevators in certain properties may be available for use with a **\$500 refundable deposit**. Please inquire when booking your reservation if you feel you have such circumstances. **CHILDREN ARE NOT ALLOWED TO USE THE ELEVATORS UNDER ANY CIRCUMSTANCES UNLESS ACCOMPANIED BY AN ADULT. FURTHER, IF THE ELEVATOR SHOULD MALFUNCTION DURING YOUR STAY AND IT IS DETERMINED THAT SUCH MALFUNCTION WAS DUE TO MISUSE OR ABUSE OF THE EQUIPMENT, ALL ASSOCIATED REPAIR**

**COSTS WILL BE ADDED TO YOUR BOOKING.** Elevators located in common areas of condo complexes are available for use during your stay. In this regard, you must abide by all applicable Federal, State, and local laws during your stay, as well as any rules and regulations of the community in which the Property is located. **Fireplaces** may NOT be used by guests; they are for the use of Owners only. A fee of **\$150.00 (plus tax)** will be charged if it is determined that a fireplace was used during your stay.

Initial(s) \_\_\_\_\_

**PET POLICY** -- If you plan to travel with your pet(s), you must ask when booking whether the property allows pets. For properties that are "pet-friendly", a **\$200.00 (plus tax) NON-REFUNDABLE PET FEE will be collected (this is NOT a deposit)**, which covers up to two adult, **small-breed dogs**, each up to 25 lbs. Even in pet-friendly homes, **PETS ARE NOT PERMITTED ON BEDS OR FURNITURE.** Properties are inspected thoroughly following guest departures. Damage caused by a pet is not covered by the Damage Protection Fee. If damage from a pet including but not limited to animal fur, dander, urine, etc. is detected on beds or furniture, the cost of dry-cleaning comforters, upholstery, etc. will be charged to the credit card on file. We regularly monitor all properties on behalf of owners, and a **\$400.00 PET PENALTY (plus tax)** will be imposed when a previously undisclosed pet is discovered to be staying in a pet-friendly property. If a pet is discovered to be staying in a **non-pet-friendly property, a \$500.00 PET PENALTY (plus tax) will be charged to the credit card on file and may result in eviction from the property.** If evidence of a pet is discovered following check-out, the same fine will be imposed. Pets are not allowed in the community pool or in private pools. **NOTE: DUE TO COUNTY ORDINANCES, VISITORS' PETS ARE NOT ALLOWED ON THE BEACH.**

**SERVICE ANIMALS** - A service animal is allowed to accompany a guest into a property that is not usually pet-friendly. (**Note:** Emotional support, therapy, comfort, and/or companion animals are **not** considered service animals under ADA guidelines.) To verify that the animal in question is a service animal, the ADA allows places of public accommodations to document answers to two questions: **1) Is the animal required because of a disability? 2) What work or task has the animal been trained to perform?** If you plan to travel with your service animal, please be prepared to answer these two questions so that we may document this for the property owner. A service animal may not stay on the property without its handler; it must be always under the handler's control. The service animal is not allowed in the community pool or a private pool.

**GOOD NEIGHBOR POLICY** - Quiet time for all properties is from 10:00 P.M. until 7:00 A.M., in conjunction with county ordinances. PLEASE be considerate of your neighbors. Radios, stereos, and all other musical or entertainment devices must be played in compliance with the allowable decibel level. Outdoors, the decibel levels cannot exceed fifty (50) decibels between the hours of 10:00 P.M. and 7:00 A.M. Music played indoors must not be able to be heard outside of the property with all doors and windows closed. At 10:00 P.M., all guests not registered at the property must leave the premises.

**IF OUR STAFF IS REQUIRED TO RESPOND TO THE PROPERTY, AT ANY HOUR, DUE TO NOISE OR NUISANCE COMPLAINTS, A CHARGE OF \$150.00 PER INCIDENT WILL BE CHARGED TO THE CREDIT CARD ON FILE. IF THE INCIDENT SHOULD RESULT IN EVICTION, THIS SIGNED AGREEMENT AUTHORIZES JET COASTAL TO CHARGE \$1,000.00 TO THE CREDIT CARD OR CARDS ON FILE.**

**INTERFERENCE WITH STAY** - JET Coastal is not liable for any disturbance or interruption that may occur during your stay that is outside our reasonable control, including noises, disturbances, or facility closures due to construction, events, or other circumstances beyond our reasonable control. Refunds will not be issued in any circumstance.

**COMMUNITY POOL POLICY** – All community pools are controlled and maintained by that property's homeowners association. You and your guests must abide by all rules for use of the pool and the pool area. JET Coastal is not responsible for any inconvenience or liability related to or resulting from the use of the community pool.

#### **PRIVATE POOL POLICY -**

If the Property has a private pool, the following policies apply:

- You and your guests use the pool at your own risk. Neither JET Coastal nor the property owner assumes any responsibility in the event of damage or bodily harm to you or your guests. You assume all responsibility for any charges incurred by misuse or negligence in use of the pool equipment, the pool itself, pool furniture, and/or any pool accessories on the property which may occur during your stay.
- You and your guests are only permitted in the pool or pool area. All policies applying to the Property include the pool and pool area, as well.
- The maximum number of people in the pool or pool area should not exceed the maximum sleeping capacity of the Property at any time.
- Children under the age of ten (10) regardless of swimming ability should be supervised at ALL times by an adult when IN or NEAR the pool area. NO Diving is allowed – always enter the pool feet first.
- No glass containers are permitted in the pool or pool area. Impaired individuals should not enter the pool or the pool area.
- No riding equipment of any kind, including bicycles, skateboards, skates, rollerblades, or scooters, are permitted in the pool or pool area.
- Only single-person flotation devices are permitted in the pool except for devices used to aid individuals with handicaps.
- Roughhousing is NOT permitted in the pool or pool area. Running, pushing and dunking are prohibited.
- No pets are permitted in the pool or pool area.
- Acceptable swimming attire must be worn in the pool. All children, not toilet trained must use swim diapers.
- Pool hours are from 7:00 a.m. until 10:00 p.m.
- If your rental home has a pool with a pool heater, **for an additional fee** the pool temperature can be set to 86 degrees. Do not tamper with any pool equipment, including the heating equipment. Use of pool heat or tampering with pool heaters will

subject guests to the loss of their deposit. Many pool heaters are remotely monitored by owners, and they are notified if the heater changes temperature or is turned on. In addition, the pool heaters may be ineffective once outdoor temperatures drop below 50 degrees.

Pool heating must be requested and paid for at least one (1) week prior to arrival. **Initials**

**OWNER AREAS** - The property may have certain areas that are off-limits to you and your guests, including owners' closets and garages. Do not attempt to access these areas during your stay.

**SMOKING POLICY** - All properties, both interior, and exterior, are designated as **NON-SMOKING**. There are no exceptions; this includes balconies, decks, patios, lawns, and driveways. If **any evidence** of smoking is discovered by JET Coastal during your stay or upon departure, a **SMOKING PENALTY FEE of \$350.00 (plus tax)**, plus any additional cleaning and/or odor removal fees incurred, will be added to your booking, and the payment for such will be processed using credit card or e-Check information on file.

**BEACH RULES** – Please make every effort to help keep our beaches beautiful. Local law requires that you remove everything from the beach before sunset. Most properties require Key Cards, Pool Bands, or Key Fobs. There is a charge for any of these items that are not returned. Please see your Arrival Letter for details regarding your selected property.

**BEACH FLAGS** -- Please observe the beach warning flags posted for your safety:

- DOUBLE RED – WATER CLOSED TO PUBLIC USE (SWIMMERS WILL BE FINED)
- RED – HIGH HAZARD (ROUGH CONDITIONS, STRONG SURF, AND/OR CURRENTS)
- YELLOW – MEDIUM HAZARD (LIGHT SURF AND/OR CURRENTS)
- GREEN – LOW HAZARD (CALM CONDITIONS, BUT EXERCISE CAUTION)
- PURPLE – MARINE PEST (JELLYFISH, STINGRAYS, DANGEROUS FISH)

**ENTRY** - JET Coastal staff may enter the property in case of an emergency, or to make repairs, alterations, or improvements; to supply necessary or agreed-upon services; or to show the property to prospective purchasers, renters, or contractors. **STAFF MAY ALSO ENTER THE PROPERTY IF THERE IS GOOD REASON TO BELIEVE THAT YOU AND/OR YOUR GUESTS MAY HAVE VIOLATED ANY POLICIES SET FORTH IN THIS AGREEMENT.** Local law enforcement agencies may become involved, depending on the severity of the infractions. In the event, eviction results from these actions, **ABSOLUTELY NO REFUNDS OF ANY KIND WILL BE ISSUED.**

**PROPERTY FOR SALE POLICY** – In the event, the property is listed for sale, we may need to show the property during your stay. We will make every effort to schedule the showing to give you a 24-hour notice before showing.

**HOUSEKEEPING AND MAINTENANCE ISSUES** - Please report any housekeeping or maintenance issues you may discover **WITHIN 24 HOURS OF CHECK-IN**, and we will address these issues as quickly as possible. However, **NO REFUNDS**, rate adjustments, or other compensation will be given for housekeeping or maintenance issues, including any disruptions or failures related to the supply of electricity, water, pool filtration systems, air conditioning or heating systems, telephone, television, and/or cable services, appliances, etc., regardless of whether such issues were reported to staff.

**LINENS AND TOWELS** - All necessary linens and towels are provided. Please **DO NOT** use these to remove makeup, sunscreen, or bronzers, as this causes permanent staining, requiring the replacement of the item. In addition, **DO NOT** use towels to clean the property or the grill (if applicable). Linens and towels are not to be taken from the property to be used at the pool or on the beach. Missing or excessively damaged linens or towels will be charged back to the guest's security damage deposit.

**AMENITIES** - An initial complimentary supply of paper towels, garbage bags, bath tissue, soaps, etc. are provided. Guest is responsible for the purchase of any additional supplies they may require during their stay. Laundry detergent is not part of the starter set due to various allergies of our guests.

**CLEANING AND LINEN SERVICE FEES** – A standard cleaning and linen service fee will be included in all bookings, regardless of the length of stay. These fees vary depending on the size of the property and include professional housekeeping, commercial laundering of towels and linens at the time of departure. Following departure, if items are found to be missing from the property, JET Coastal will charge the credit card on file for the cost of such items. If the carpeting and/or upholstery is found to be excessively dirty or stained, the cost for having such professionally cleaned will be charged to the credit card on file. If the property is left in an excessively dirty or sandy condition, a **minimum EXTRA cleaning fee starting at \$150.00** (plus tax) will be added to the booking and charged to the credit card on file.

**GOLF CART AND BIKE RENTALS** - You may choose to rent a golf cart, bicycle, or other recreational items during your stay from one of our rental partners, or a golf cart, bicycle or other recreational items may be provided by an Owner in connection with the rental of the property. **HOWEVER, NEITHER JET COASTAL NOR THE OWNER OF THE PROPERTY ARE LIABLE FOR ANY INJURIES OR DAMAGES TO PROPERTY OR PERSON WHILE USING A GOLF CART, BICYCLE, OR OTHER RECREATIONAL ITEM, NOR FOR ANY VIOLATIONS OR FEES THAT MAY BE IMPOSED FOR IMPROPER USE (INCLUDING PARKING OR TOWING) OF THE RECREATIONAL ITEM, WHETHER THAT ITEM IS PROVIDED BY OUR RENTAL PARTNERS OR BY THE OWNER.**

**WEDDINGS & SPECIAL EVENTS** - ALL WEDDINGS, RECEPTIONS, AND OTHER EVENTS REQUIRE PRIOR WRITTEN AUTHORIZATION FROM JET COASTAL. DISCOVERY OF A PREVIOUSLY UNDISCLOSED EVENT WILL RESULT IN IMMEDIATE TERMINATION OF THE EVENT, EVICTION OF ALL PARTIES INVOLVED, AND A FINE OF \$750.00 (PLUS TAX). **Weddings, receptions, parties, and other special events are not permitted at all properties, some due to HOA regulations.** Fees for authorized events vary from property to property. In addition, written approval must be obtained

from JET Coastal BEFORE obtaining approval and/or permits from any homeowners' association (where applicable).

**OFF-SEASON RENTALS** – Some provisions of these Rental Policies may not apply to off-season rentals; further, there may be additional provisions relating to off-season rentals that are not stated herein. Please discuss any off-season rental policies with our staff prior to booking.

**WRITTEN EXCEPTIONS** – Any exceptions to the above-mentioned policies and conditions are at the sole discretion of JET Coastal, and must be approved in writing in advance by JET Coastal, and presented at the time of check-in.

**AGENCY DISCLOSURE** – JET Coastal serves as the agent/representative for our property owners and is acting on behalf of and in the best interests of the property owner at all times.

**Date signed:** \_\_\_\_\_

**Printed name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**\*\*\*WE RESERVE THE RIGHT TO BILL THE CREDIT CARD ON FILE FOR ANY VIOLATION OF POLICIES AND OR DAMAGE IN EXCESS OF VACATION RENTAL DAMAGE COVERAGE. \*\*\***

## **RULES & REGULATIONS FOR STUDENT-AGED GUESTS**

**FAILURE TO ABIDE BY RENTAL POLICIES INCLUDING, BUT NOT LIMITED TO, THOSE BELOW, WILL RESULT IN IMMEDIATE EVICTION FROM THE PROPERTY, WITH NO REFUNDS ISSUED. FURTHER, GUEST WILL BE LIABLE FOR ADDITIONAL CHARGES DUE TO ANY POSSIBLE PROPERTY DAMAGES NOT COVERED BY THE VACATION RENTAL DAMAGE COVERAGE.**

**THE COUNTY'S SHERIFF'S DEPARTMENT WILL BE SUMMONED FOR THE EVICTION PROCESS.**

At **NO** time during your stay shall the maximum number of persons present on the premises (indoors or outdoors) exceed the maximum number of persons the property is advertised to accommodate.

**THIS PROPERTY MUST BE OCCUPIED BY PARENTS OF STUDENT-AGED GUESTS AT ALL TIMES FOR THE DURATION OF THE STAY.** This means the parents must be staying **IN** the property with the student-aged guests for the entire stay. The parents may not be staying next door or in a nearby property, for instance. **Further, the parent-to-under-25 ratio shall at no time be less than ONE (1) parent to every THREE (3) guests under the age of TWENTY-FIVE (25).**

**For registered guests of student age, additional persons under the age of TWENTY-ONE (21) may NOT visit or be on the property at any time whatsoever.** All student-aged guests must submit photo IDs to our office within 3 days of booking. Failure to do so will result in the cancellation of the reservation. **WE REGULARLY MONITOR ALL PROPERTIES DURING THE STAY. ANY VIOLATIONS WILL RESULT IN IMMEDIATE EVICTION WITH NO REFUND ISSUED.**

You must abide by all applicable Federal, State, and local laws during your stay, as well as any rules and regulations of the community in which the property is located. **NO UNDERAGE CONSUMPTION OF ALCOHOL IS PERMITTED ON THE PROPERTY.** Only vehicles of registered guests are permitted at the property.

Initials \_\_\_\_\_