



## Seascape Villa's List of Policies & Procedures

### Age Requirements

We require at least one 25 yr. old individual to be occupying the condo during the entire term of the rental agreement. The individual signing this rental agreement agrees that they will be the occupant of this condo during the entire term of this rental agreement and that he/she meets the age requirements. No sub leasing is allowed. We do not allow house parties. If security is called to the condo and there are no adults of the age of 25 yrs. present, then security will ask all guests to vacate the property.

### Cancellation Policy

For a refund for all short term rentals a cancellation notice must be in writing and received 30 days prior to the scheduled date of arrival. For all reservations on rentals exceeding a two week stay a cancellation notice must be received in writing 60 days prior to the original arrival date. After receiving the required cancellation notice your deposit will be refunded to you less a \$100 cancellation fee for short term reservations. For guest reserving dates exceeding two weeks your deposit will be refunded to you less a 50% cancellation fee. There are NO Refunds for early check outs or no shows.

### Check-In Time & Check Out Time

You may check in any time after 4:00 p.m on the day of arrival and check out by 11:00 a.m on the day you depart. Cleaning Service is Not permitted to clean if guest leave personal items in the condos prior to arrival.

### Cleaning

The departure cleaning is included in the price of the rental. No daily housekeeping is included in these rates. Washer & dryers are provided in each unit for your use and convenience. Bed linens and bathroom towels are provided. Please bring extra beach towels to take to the pool and to the beach.

### Occupancy

The guest agrees not to exceed the maximum number of occupants specified in the description of this property. The maximum amount of occupants per two bedroom condos is eight persons. While there may be several occupants staying in a condo only the reserving party is required to sign the agreement.

### Pet Policy

Guest are not permitted to bring pets on our premises. This policy was amended by the owners association of Seascape Villa's and not by the individual owner. If guest are found in violation the owners reserve the right to immediately cancel your rental reservations. Guest will forfeit all moneys for their stay.

### Payments

A \$200.00 deposit is required for each week to guarantee your reservations. Your deposit goes towards your total cost. The remaining balance is due 30 days prior to the arrival date. If final payment is not received by the date it is due your reservations will be cancelled with no return of the deposit. A \$500.00 deposit is required for reservations exceeding 30 days per monthly stays. Monthly reservations include the following utilities, water, garbage, cable and up to \$200 per month electricity. Guest will be responsible for any overages. After the balance is paid in full you will receive an e-mail with all of the condo information. This will include a confirmation, map of the island, directions and a parking pass.

Please display your parking pass in the front window of your car. All cars parked without Seascape Villa's parking passes may be towed at the owner's expense.

### Repairs

Guest agrees to inspect the condition of the condos on arrival and to notify the owner within 2 hrs. of check-in if there are any damages to the unit that may have occurred prior to the check in. Should any repairs be needed during your stay guest are to notify the owner so arrangements can be made to correct the problem.

### On Day of Check-Out

To give plenty of time for the cleaning service and to incoming guest please remove all garbage, personal items and food left in the kitchen. And return all furniture to the original positions. Check out is by 11:00 a.m. If any excessive cleaning is required after guest depart a \$90.00 charge will be billed to departing guest. Return door keys to the outside box.

**No Pets, Motorcycles, Trailers or Boats are permitted on the Seascape property and**

**No Smoking is allowed inside of the condos.**

### Terms and Conditions

Guest agree to release any claim or liability for any loss or damages in connection with rental units including any personal injury or damage or loss of property which may occur during your stay to any guest or invitee. For our guest convenience no separate security deposit is required . Damages that occur to rental units during the term of this rental agreement are the signing lessee's responsibility to replace or repair (at owners approval) within 5 days of the check out.. **We only ask that you treat our island homes as if they were your own.**

Guest agrees that he/she has read all policies and procedures provide.

❖ **And that he/she is authorization the use of the Visa/Master Card that has been provided.**

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\_\_\_\_\_ **Signature of reserved guest**

Print Name: \_\_\_\_\_ E-mail address: \_\_\_\_\_

Mailing Adress: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_ Unit No: \_\_\_\_\_

Total Guest: \_\_\_\_\_ Number of Adults: \_\_\_\_\_ No. of Children \_\_\_\_\_

**Please sign and return agreement to**

Sandy Shuey

816 Thaxton Rd

Grovetown, GA 30813 or email to [sshuey2@aol.com](mailto:sshuey2@aol.com)

**KEY CODE FOR THE DOOR WILL NOT BE ACTIVATED UNTIL SIGNED CONTRACT IS RECEIVED**

*Thank you for choosing Seascape Villa's we hope you enjoy your vacation. If there is any additional information I can provide please e-mail me at [sshuey2@aol.com](mailto:sshuey2@aol.com) or call 706-863-5154.*

[www.hiltonheadislandcondo.com](http://www.hiltonheadislandcondo.com)

[www.mountainandbeachrentals.com](http://www.mountainandbeachrentals.com)

