

Enjoy your Vacation at "Seaclusion"

Peveto Beach Rental

SEACLUSION



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Seaclusion was Built new after Hurricane Ike, It offers a FANTASTIC VIEW from the 2nd row. 3

Bedrooms – 2 ½ baths – Fully furnished and has all the amenities of home except for the worry of a phone ringing. Beach house is very cute and clean. You will love the coastal décor of the home. Enjoy a cold drink in the swing or sit at the table on the deck listening to the ocean waves or deck mounted stereo speakers, Take a short stroll to the beach for some fun in the sun. The large deck is an open invitation to morning coffee sunrises.

Rates are family based on occupancy of 10. Rates may vary based on the type of group. The house can sleep 12 or more, but occupancy of more than 10 must be approved by owner. There are to be no more persons than stated occupancy, unless previously agreed upon by the Owners. Doing so may result in forfeiture of deposit or cancellation of reservation with no refunds.

***Amenities:* SEACLUSION Offers:**

- Central Air and Heat
- Security alarm system
- Laminate floors throughout home
- Tile in Bathrooms
- Wash room with Washer and Dryer
- Open Kitchen and Living area
- Ceiling fans in each room
- 3 private bedrooms
- 2 bathrooms upstairs and ½ bath downstairs
- Master Bedroom – Queen bed with large master bath
- 32 " TV flat screen TV with DVD player
- 2nd bedroom – 2 Queen beds, small TV
- 3rd bedroom – 2 Bunk beds – Full beds on bottom with Twin beds on top
- Living room contains:
 - Sofa, Recliner and Rocker
 - Entertainment center with Stereo and 40 " flat screen TV with DVD player
 - Satellite Service from Dish Network with DVR
 - Outside Speakers – located on deck and downstairs. Speaker selector system to let you play music inside as well as any or all locations outside, or play music outside while watching TV inside.
- Large Kitchen with bar seating
 - Stove with vent hood and Microwave
 - Dishwasher
 - Large Refrigerator with water and ice dispenser
 - Small Dining Table
 - Fully furnished with all dishes, glasses, pots, pans and silverware
 - Coffee Pot / Toaster / Blender
- BBQ pit with cooking utensils
- Outside shower
- All Cement underneath
- Wood furniture downstairs with seating for 4 and large 8 ft picnic table
- Additional plastic chairs kept in downstairs ½ bath

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- Large 40 x 16 foot deck – 1/2 of deck is covered other 1/2 is sun deck
 - Swing plus Bar height table with 4 chairs
 - Deck lights (plug in at base of stairs)
- Cleaning supplies furnished for guests
- Garbage pickup twice per week on Mondays and Thursdays
- Yard is Sodded and landscaped with in-ground sprinkler system

The Following is Provided:

Cleaning supplies

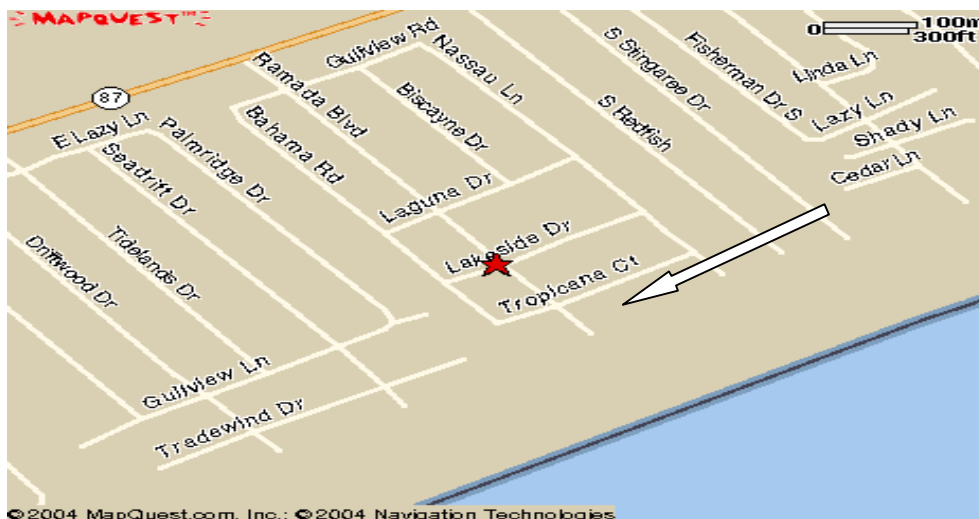
Pillows – do not remove furnished pillows

Trash bags for cans in house and downstairs bath

Bed Spreads and a few blankets

Location and Directions: *SEACLUSION - RAMADA BEACH* Subdivision – if you are coming from High Island, subdivision is located just past the flashing light at Stingaree Road. Ramada Beach is a restricted subdivision with 70 % of the homes having been built new since Hurricane IKE. Located in a family orientated subdivision providing the vacation get away you are looking for. Seaclusion is located on a large corner lot at Ramada Drive and Lakeside Drive. Address is 2902 Lakeside Drive and is located on the 2nd row with no houses in front of the home, you have an unobstructed view of the beach. Lot in front is well maintained and has 6 tall palm trees. Ramada Beach Drive provides access to the beach and it is a short walk back and forth so that you don't even have to buy a beach parking sticker if you prefer not to.

Take main road into subdivision off of highway 87, SEACLUSION is the 2nd cabin past the canal on the left. Bright Yellow house with large deck on front.



RESERVATION DEPOSIT: A \$ 300.00 reservation deposit is due to guaranty your reservation. The reservation date is not secured until deposit is received.

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REMAINDER OF RENTAL COST: One half of the total rent is due 30 days in advance of the reservation date for weekly rentals. Any remaining balance of the rent is due at least 10 days before your arrival. Cancellations will be charged the amount of the reservation deposit required up to that date.

SECURITY DEPOSIT: \$ 350.00 security deposit is due along with the final rental payment. This deposit will be returned if the cabin is left in the same condition as it was found. Nothing broken, rules followed, cabin left clean, etc.... based on report from inspection service.

Inspection/Sanitization Fee: A 50.00 Inspection fee will be added to the price of each reservation in order cover the cost of having home inspected and sanitized, providing assurance the home is left clean and sanitized for the next guests. Guests must be out by check out time to allow for inspection.

Rates: Summer rates apply during Spring break period (March) and from Memorial Day weekend through Labor Day weekend.

- **NORMAL PACKAGE - for guests who plan to provide their own linen, towels, etc...**

| | |
|-------------------------------------|-------------------------|
| \$ 1850.00 per week | Check in time: 5:00 PM |
| \$ 925.00 for 2 night weekend | Check out time: 2:00 PM |
| \$ 1150.00 for 3 night weekend | |
| \$ 1100.00 for 4 non-weekend nights | |

- **CONVIENIENCE PACKAGE - fully furnished with linens, towels etc... maid service for washing items provided upon departure. Earlier check out time is required to provide time to wash, dry and fold.**

| | |
|-------------------------------------|---------------------------------|
| \$ 2000.00 per week | Check in time: 5:00 PM |
| \$ 1025.00 for 2 night weekend | Check out time: 12:00 PM (noon) |
| \$ 1275.00 for 3 night weekend | |
| \$ 1225.00 for 4 non-weekend nights | |

- **HOLIDAYS AND SPECIAL EVENTS:** Rates will be higher – normally 1 ¼ to 1 ½ times the listed rate. Memorial Day, 4th July, Labor Day and Other Holidays will be charged a premium that varies with the time of year, and demand. Mardi Gras, Bike Rally weekend, Crab fest are examples of special events.

- **OFF SEASON RATES - Determined based on weather and demand. Off season rates will gradually begin to take affect after Labor day weekend, with the lowest rate being in Nov, Dec., Jan and Feb. Spring rates occur during the months of April and through most of May. CALL for rates.**

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| \$1200.00 - \$1500.00 per week |
| \$500.00 - \$800.00 for 2 night weekend |
| \$500.00 - \$900.00 for 3 night weekend and 4 nights' midweek\ |

Note: It is the responsibility of the renter upon initial entry to the cabin to report anything irregular in nature, something could have been missed during inspection. If any item is found broken or the house is not clean in any way, cigarette butts in yard, etc.. It is your responsibility to report these issues and any other issues to owner - immediately.

Requirements For Renters:

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- ❖ **NO Pets allowed (exceptions are made based on type of pet and circumstances involved) A Fee will apply if allowed. Pet fee will be a minimum of 100.00 per pet.**
- ❖ **Smoking is NOT permitted in home. You may smoke outside. But, please throw cigarette butts in the receptacles provided or the trash, not in the yard. Failure to do so can result in part of deposit not being refunded.**
- ❖ **Must be 25 years of age to rent home. Exceptions can be granted at owner discretion. Qualified renter must be present at home 100 % of time. Violation of this requirement will result in eviction and no refund plus loss of security deposit.**
- ❖ **Rental for graduation parties, spring break or other functions for groups under the age of 25 is not allowed. Violation will result in the same as above.**

RULES for all Guests

Items you need to bring: Paper goods, first aid items, insect repellent, charcoal & lighter, bathroom supplies, beach towels, bath towels kitchen towels, clothes washing detergent, linen (unless paying for convenience package).

- **LEAVE CABIN CLEAN FOR NEXT GUESTS. You are paying for inspection and sanitizing fee, not for maid service, so please leave cabin clean upon departure.**
 - ❖ Clean BBQ pit if it is used
 - ❖ Close all blinds and make sure windows are locked
 - ❖ Clean floors – sweep and vacuum. Mop tile floors if necessary. (DO NOT WAX FLOORS)
 - ❖ Assure that house furnishings are clean; wipe off all tables, counters, etc... dust if necessary.
 - ❖ Clean bathrooms including downstairs. Tubs, mirrors, toilets, etc.
 - ❖ Clean deck and concrete slab from any trash or sand, empty butt containers.
 - ❖ Leave downstairs restroom clean.
 - ❖ Put trash bags provided in cans after emptying trash containers in home– DO NOT use trash containers in home without placing trash bag in container.
- **Garbage pickup is Monday and Thursday.** Place all garbage in cans on Lakeside Dr. before leaving.
- **DO NOT TAKE ANY INSIDE FURNITURE OUTSIDE FOR ANY PURPOSE.**
- **DO NOT** move furniture around inside home. Before leaving, the following should be done outside:
 - ❖ Place plastic patio chairs back into the bathroom downstairs
 - ❖ Put Deck furniture back under porch where it was located - if moved
 - ❖ Put Wood furniture and picnic table downstairs back where it was located- if moved.
- **ABSOLUTELY DO NOT BBQ ON WOOD DECK.**
 - ❖ Do not dump charcoal in yard.
- **DO NOT park or drive vehicles on grass – NO EXCEPTIONS.**
 - ❖ Septic lines as well as in ground sprinkler system run throughout yard and could be damaged. Parking should be in the driveway and if necessary along the West and North side of the house along the roadway of the ditch.
 - ❖ Be 100 % sure that a vehicle is not leaking any fluids prior to parking under the house or in the driveway. Violations can result in loss of security deposit.
 - ❖ NO ruts in the yard, or oil on the cement.
- **Do not** go in cabin wet or sandy. Use outside shower. DO NOT sit on inside furniture with wet or sandy clothes.

HELPFUL HINTS:

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- A laminated user guide for the TV & Stereo system is provided on the side shelf of the TV stand. It provides instructions on stereo speaker system so that speakers can be used on deck & downstairs.
- 911 services are available in Galveston County - Hospitals located in Winnie and Galveston.

Enjoy your stay at Crystal Beach. Call me again for your next stay at the Beach. Let me know of any problems you find upon arrival, or any suggestions for improvement.

Thank You for your business,

Greg Peveto

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