

Balsamo's Original Boardhouse Rental Agreement

This beach house is completely furnished, including kitchen appliances, cooking utensils and dining equipment. **LINENS, TOWELS, & PAPER GOODS ARE NOT FURNISHED.**

MAKING YOUR RESERVATIONS

When making a reservation, have in mind the exact dates and the number of people who will be using the beach house, including your overnight guests. A reservation charge of \$400.00 for weekly rentals, \$200.00 for two day weekend rental, and \$300.00 for extended weekend rentals is required on all rentals. This deposit may be paid by check or credit card. (There is a 6% convenience fee for using a credit card.) This deposit holds the beach house for you exclusively and is part of your rent. **IT IS NOT REFUNDABLE OR TRANSFERABLE.** If your reservation is made by phone, we must have your deposit within five days in order to hold the beach house for you. The rest of the rental balance is due 10 days before the first day of the rental.

DAMAGE DEPOSITS

A \$200 damage fee is required of all rentals. A separate check must be written. Renter is responsible for all damage caused by renters and/or guests. **This deposit is subject to refund once cabin has been inspected and found in the same condition it was in upon your check in.**

PET FEE

A non-refundable fee will be charged for dogs. One small to medium dog is \$100. Two small to medium dogs \$150. Three small to medium dogs is \$200. Large dog \$150.00. **Please no more than 3 small to medium sized pets.** Horses are not allowed on any property. Pets need to stay off furniture to prevent dog hair from getting on furniture.

CHECK IN TIME

You may check into your beach house starting at 4 p.m. Access to cabin is a keyless entry. You will be given a code to access property the day of your arrival by text message. Please make sure you cell phone is either on contract or had been given at time of requesting to rent.

LENGTH OF RENTAL

Rental weeks are available two ways: **Monday 4:00 pm to Sunday at 12 p.m. or Friday at 4:00 pm to Thursday at 12 p.m.** Weekends are booked **ONLY** when they do not present a possible time loss. However, **off season** can be booked any time as long as it is a two-day rental, and as long as two weekends are not taken up by your stay.

NO CAMPERS, TRAILERS OR RV'S WILL BE ALLOWED ON ANY PROPERTY. PARKING ANY OF THESE ITEMS ON PROPERTY AND HOOKING UP TO ELECTRICITY IS NOT ALLOWED. DAMAGE DEPOSIT WILL NOT BE REFUNDED FOR THIS VIOLATION.

FAMILY ENVIRONMENT

We rent to FAMILIES and accept reservations **ONLY FROM ADULTS!** **No prom, spring break, graduation groups, chaperoned or not, will be allowed to rent.** Weddings may be allowed with permission. No exceptions will be made and **NO KEYS WILL BE GIVEN TO ANYONE BUT AN ADULT OVER THE AGE OF 25!** If Security discovers overcrowding or damage, all parties will be asked to leave promptly, without a refund of rent money or damage deposit. Identification must be furnished upon request.

RENTAL CAPACITY

In order to make your stay as enjoyable as possible, please do not bring more people than the beach house sleeps, as this beach house is a on septic systems. The total number of persons allowed in the unit at any one time is restricted to the stated limit for each property. **Overcrowding could result in a loss of your deposit.** You may have day visitors at the home. If you are planning a large gathering please inform us.

MAINTENANCE

We make every effort to keep property and its equipment in good working order. In the case of a breakdown, we will strive to repair it as soon as possible and make reasonable effort to resolve any problems. **WE CANNOT GUARANTEE** air conditioners, televisions, VCR's, DVD's, appliances, etc. **NO REFUND OR RATE ADJUSTMENT WILL BE MADE FOR MECHANICAL FAILURE.**

HURRICANE POLICIES

Sorry, but we do not give discounts for rain or bad weather.

BEACH PARKING PERMIT

Galveston County requires that all vehicles and golf carts parked on Bolivar Peninsula beaches display a permit. The permit costs \$10.00 and can be purchased at the grocery store.

A MANDATORY CLEANING FEE OF \$100.00 IS ADDED TO ALL RENTALS. THIS FEE WILL BE ADDED TO THE RENTAL FEE.

I have read and hereby agree to the above contract.

Renters Name

Address, City and State

Home phone number

Cell number

Phone number that you can be reached while your stay at rental

e-mail

Signature

Date signed