

**RENTAL RULES for SAND-N-SANITY**  
**2200 Ponce de Leon Court**  
**Gulf Shores, AL**

1. **Check-in Time** is after 3 p.m. CST and **Check-out** is 10 a.m. CST. No exceptions.
2. **Sand-n-Sanity** is being rented to an individual over the age of 25 years for the sole purpose of a beach vacation. Due to liability restrictions no weddings, receptions, spring break groups or any gathering constituting more people than the property has been rented to, are allowed and will be cause for eviction and forfeiture of rent.
3. **No pets allowed.** If evidence of a pet is found, eviction and forfeiture of rent and/or damage deposit will occur.
4. **A damage/reservation deposit of \$500 is required.** This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to the house or its contents, beyond normal wear and tear.
  - b. All food is removed from refrigerator and cabinets.
  - c. All debris, rubbish and discards are placed in roadside trash receptacles. All dishes & kitchen items are cleaned and returned to cabinets.
  - d. Keys are left on kitchen post and house locked.
  - e. No linens are lost or damaged.
  - f. Furniture is returned to original location, if moved.
  - g. Discarded beach supplies and toys are placed in trash receptacles roadside and not left in screened in area or beach. No trash should be left on the beach.
  - h. Renter is not evicted by the owner (or representative of the owner) or local law enforcement.
5. **Payment – Reservation/damage deposit of \$500 is due upon reservation of the property.** Payment is due 30 days prior to rental. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Jeanne G. Evans. Upon receipt of payment, key will be mailed.
6. **Cancellations – A sixty (60) day notice is required for cancellation.** Cancellations that are made more than sixty (60) days prior to arrival date will incur no penalty. Cancellations or

changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

7. **MAXIMUM OCCUPANCY** – The maximum number of guests at Sand-n-Sanity is limited to twelve (12) persons. RVs and motor homes are prohibited.
8. **Minimum stay** -This property requires a three (3) night minimum stay. Longer minimum stays may be required during holiday periods.
9. **Rate changes** – Rates subject to change without notice.
10. **Falsified Reservations** – Any reservation obtained under false pretense will be subject to forfeiture of deposit and/or rental money, and the party will not be permitted to check-in.
11. **Hurricane or Storm Policy** – No refunds will be given unless:
  - a. The National Weather Service orders mandatory evacuation in a “Tropical Storm/Hurricane Warning area” and/or
  - b. A “mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning” area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a “Tropical Storm/Hurricane Warning”, area, we will refund:
    - a. Any unused portion of rent from a guest currently registered.
    - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
    - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the “Hurricane Warning” period.

**Sand-n-Sanity is privately owned and we reserve the right to refuse service to anyone and will not be responsible for accidents or injury to guests or for loss of money or valuables of any kind. By Signing Below, I agree to all terms and conditions of this agreement.**

**Signature\_\_\_\_\_Date\_\_\_\_\_**