

### REFUNDS AND CANCELLATIONS

Cancellation notice required for all properties is 30 days prior to arrival. Loss of deposit only. Should cancellation be necessary with less than the required notice, advance deposits, rents or other fees will not be returned. NO refunds for early departure and/or eviction. NO refunds, or reductions in rent are granted for mechanical failure or malfunctions, interruption of utilities, or other maintenance problems concerning air conditioners, heaters, dishwashers, washers, dryers, televisions, VCRs, DVDs, swimming pools, hot tubs other appliances and amenities. No refunds through MC/VISA. If a refunded is granted due to property being rebooked by someone else, an administration fee will be charged against the money being refunded.

### CHECK-IN 4 PM CHECK-OUT 11 AM

Any late check out must be approved in advance by Belloise Realty property manager. An additional charge will be placed against your damage deposit for any late check out at the rate of \$15.00 per hour unless an amount has been agreed to, in writing, prior to departure.

### SUBSTITUTIONS

Management strives to comply with all reservation requests for a specific vacation residence, however due to unforeseen mechanical problems, or other unforeseen circumstances, we cannot guarantee a specific rental property. We reserve the right to change assignments without notice should a residence become unavailable. When comparable accommodations are not available, guests will have the option of selecting from available properties, or receiving a refund.

### TRIP CANCELLATION INSURANCE

To protect your vacation investment, please consider purchasing travel interruption insurance. Information can be provided online: [TravelGuard.com](http://TravelGuard.com) or contact Dana Parks to purchase or check rates @ 812-343-5365

### MANDATORY EVACUATION

Cancellation or early departure due to inclement weather including hurricanes, mandatory evacuations or states of emergency, does not warrant a refund for rent or deposit. Purchase of Trip Cancellation or Interruption insurance is highly recommended

### BARBECUE GRILLS

Please use caution when grilling. Do not grill on screened in porches. Do not place HOT ASHES in any trash container. Do remove ashes until they are completely COLD.

### POOLS AND HOT TUBS

Guests acknowledge that lifeguards are not provided. Guests are responsible for their own safety, their children, and their guests. Pools are for guests use only. Remember you are in a residential area. Please keep the noise level down. We do not wish to receive complaints from the neighbors or the police. Excess noise complaints will be subject to eviction with no refund of monies. CALL 911 IN CASE OF ANY EMERGENCY. Please shower off before entering pool or hot tub. Excessive suntan lotion worn while in the hot tub will cause your water to become cloudy and the hot tub to look dirty even with filtration and chemicals.

Occasionally, pools and hot-tubs must be closed for maintenance, cleaning, or other circumstances. Management will not issue discounts, or refunds, for such closures.

Your pool is cleaned 1-2 times per week by a professional pool service. At times the guests may need to remove leaves and large debris from the pool due to high winds. Please use the net for this. If you have a concern please call Belloise Realty @ 727 410 1936.

Note: Diaper age children are required to wear swim diapers at all times when using pool facilities.

### BEHAVIOR

Loud or unusual behavior is STRICTLY prohibited. Management reserves the right to evict, without refund, any person who creates a disturbance or becomes a nuisance. Violation of any property rules will result in immediate eviction and forfeiture of rent and deposit.

### PETS

No pets are allowed. No guests with pets are allowed. Bringing a pet onto the rental property will result in your eviction and TOTAL loss of your damage/security deposit. There will be NO refund for early departure or eviction due to these circumstances.

### NO SMOKING

Smoking inside is strictly prohibited and will result in loss of damage deposit

### CLEANING

Your accommodations will be cleaned before you arrive and after you depart. Beds will be made and a minimum number of bath linens will be provided with each property. Guests are responsible for laundry needs during their stay. Please strip beds of sheets when checking out. It would be very helpful to housekeeping if a load of laundry could be washed and placed in dryer prior to your departure. Please do not overload the washer. All dirty dishes must be placed in dishwasher and dishwasher started. Housekeeping will put dishes back in cabinets. All trash to be placed in trash container outside upon your

departure. Please do not leave trash in house. All food should be removed from refrigerator and freezer. Unopened cans or bottles of items are fine to leave at the house. Please to not leave any sugary items as this attracts ants. Trash must be placed in wheeled trash containers and moved to the street on the appropriate days as stated in your info book at the residence. All your trash must fit in the large wheeled trash container and the lid must close upon your departure. If you have excessive trash that does not fit in the container you will be charged a fee to have it removed.

### CRIBS, HIGH CHAIRS and PORT-A-CRIBS

In order to make traveling with children easier for you, we can arrange to have a crib, high chair, or port-a-crib pre-delivered to you vacation residence. Additional rental charges will apply, and no linens are provided for port-a-cribs or cribs. ( additional \$15.00 per stay charge each)

### BOATS, HAULING TRAILERS, MOTOR HOMES

NO motor homes, boats or hauling trailers allowed without management's permission. Please call before bringing any of these items as there is limited parking and some trailers are not allowed.

### LOST AND FOUND

Management is not responsible for accident or injury to guests or for loss of money, jewelry, or valuables of any kind. Although we are not responsible for items left behind, when notified we will make every effort to locate and return lost items to you. Note: Returned items will be sent UPS collect for a \$15 fee. Unclaimed items will be donated to charities.

### PARKING

You are NOT allowed to park on any of the grass in front of your vacation home. Do NOT park on the grass BETWEEN the sidewalk and the street. By doing so you are in violation of CITY CODE. The home owner will receive a ticket for this and pass the cost along to the person who made the reservation. You may park in the street but you must park with the flow of traffic or you will get a ticket from the City of Clearwater for a parking violation.

BY TYPING YOUR NAME AND INFORMATION AND SUBMITTING A **DEPOSIT** YOU ARE AGREEING TO ALL THE RENTALS TERMS CONTAINED IN THIS AGREEMENT UNLESS OTHERWISE STATED IN WRITING.