

BAYFRONT ONE

Rules & Regulations

Cleaning Deposit:

- ❖ The cleaning deposit is \$250, and is due upon arrival.** As per the rental agreement, this deposit will be refunded in full upon satisfactory inspection of the unit, after guests' departure. Damages and/or excessive cleaning fees will be deducted from the cleaning deposit. The deposit will be returned in full within 14 days of departure as long as the following conditions are met:
 - No damage is done to unit or its contents.
 - No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - All trash is placed in the garbage cans located in the maintenance closet near by the elevator, soiled dishes are placed in the dishwasher and cleaned, and one load of laundry is started.**
**You are not required to start the laundry if your stay is 3 or fewer nights.
 - All keys are returned to lock box after unit is locked. Do not leave unit unlocked at any time.
 - All charges accrued during the stay are paid prior to departure.
 - No items contained within the unit are damaged or lost.
 - No early check-in or late check-out
 - The renter is not evicted by the owner, the local law enforcement, or the security company employed by the owner.
- ❖ The cleaning deposit is separate from the rental deposit, and cannot be used toward any balance due.

**In the case of a long-term rental, the non-refundable cleaning deposit will be included with the first month's rent. Cleaning will be mandatory once month. Additional housekeeping is available at \$50 per cleaning. There is an additional damages deposit for long-term rentals, the amount of which depends upon the length of stay.

Rental Deposit & Payment:

- ❖ We accept Visa, Mastercard, American Express, Discover, and cash. In order to secure a reservation, we require a credit card deposit in the following amount:
 - 1 night: Full rate
 - 2-6 nights: 2 nights' rate
 - 7-30 nights: 1 weeks' rate
 - Monthly rental: 1 month's rent
- ❖ The remaining balance for the full stay is due upon arrival, and prior to checking into the unit. In the case of long-term rental, the monthly rental fee (or pro-rated portion thereof) will be taken at the beginning of each additional month.

Cancellation Policy:

- ❖ If cancellation is made between two weeks and one month of arrival, ½ the deposit is forfeited, and the other half will be refunded.
- ❖ If cancellation is made between one and two weeks of arrival, the full deposit is forfeited.
- ❖ If cancellation is made within one week of arrival, the amount due for the full stay will be charged to the credit card with which the deposit was made.



Rules & Regulations Cont.

Check In/Out:

- ❖ Check in is no earlier than 3 PM. If you are checking in later than 5 pm, please advise ahead of time, and we will have your key in our lock box, for which we will supply you a code. In case of arrival later than 5 pm, the balance due will be charged to the credit card with which the initial deposit was paid.
- ❖ Check Out is at **noon**.

Pet Policy:

- ❖ Bayfront One welcomes well-behaved pets 30 pounds or below. One pet per unit only.
- ❖ Service animals that are beyond the stated weight limit are welcome, with appropriate paperwork.
- ❖ A Pet Waiver must be signed and returned with the Rental Agreement.
- ❖ There is a nonrefundable fee of \$25 per night, up to a maximum of \$125 for stays from one to 14 nights. Fee for stays longer than 14 nights will be negotiated at time of rental.

Guest Policies:

- ❖ For each unit, there are fees for individual guests beyond a set number. There is also a specified maximum number of total guests allowed. If it is discovered that there are more guests than have been declared, or more than the maximum allows, this will result in termination of the rental agreement, and forfeiture of all fees paid.
- ❖ Any guests under the age of 25 must be accompanied by an adult aged 25 or above.
- ❖ Guests are expected to keep noise to a reasonable level, so as not to disturb neighbors. If Bayfront One receives a complaint, one courtesy warning will be given to the guest. If additional noise complaints are received, Bayfront One may enforce penalties up to, and including, requiring evacuation of unit and forfeiture of all fees.
- ❖ **Smoking is prohibited both in the units, and on the decks/balconies.**

Repair and Service Calls

- ❖ Bayfront One, LLC does not guarantee against mechanical failure of heating, televisions, DVD players, or other appliances. The undersigned agree to report any inoperative equipment to Bayfront One Management promptly and Bayfront One will make every effort to have maintenance done quickly and efficiently. Should a repair person make a call to the Rental Property and find that the equipment is in working order and the problem was due to tenant oversight, the charge for the service call will be billed to the undersigned, who agree to pay the charge. No refund or rent deduction will be made due to failure of heating, televisions, DVD players or other appliances.

Inclement Weather:

- ❖ Bayfront One will not grant refunds in the case of inclement weather which disallows or delays arrival of guest(s). The only exception is in the case of mandatory evacuation due to natural disasters.