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| **THE RENTAL RULES For Tybee Park Place 507 Jones Avenue Tybee Island Georgia**  Special events that exceed the normal occupancy of the home are prohibited by the City Of Tybee Island. If you are planning an event that exceeds the occupancy stated in the description, you must receive express permission from Red Maple Ridge Farms LLC. and/or aka Patricia Witemyre at 678-313-9734.Pwitemyre@comcast.net We retain the right to cancel your reservation for exceeding occupancy without permission.   * Our home is inspected before and after your rental. You are responsible for inspecting and reporting any damage in our home. We reserve the right to charge your credit card on file for any damages sustained on the home. RENT: In addition to the agreed upon daily or weekly rate, a one-time cleaning fee will be charged and state and local taxes of 13% will be added to calculate the total amount for your stay. CANCELLATION: A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will receive a full refund of their deposit, minus a $25 cancellation fee. Cancellations or changes that result in a shortened stay, or that are made within 30 days of the arrival date, forfeit the full advance payment. REPEAT: Cancellations made less than 30 days from arrival will be charged the full amount of reservation. Early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately to guarantee that you do not incur a loss should your travel plans change.  Other Terms: **1. Smoking is NOT allowed inside of the house or on the complex grounds. If smoking is detected, the owner will mandate that the GUEST be evicted and the GUEST will be charged an additional cleaning fee of $200. 2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.** 3. We are not responsible for any accidents, injuries or illness that occur while on the premises or its facilities. We are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. 4**. Pets are NOT allowed in the house on the grounds**. If there is evidence that a pet has been in the unit, a penalty of $200 will be charged and will mandate that the GUEST be evicted. You will also be financially responsible for any damage. 5. Storms: If there is a storm or hurricane, no refunds will be given unless: The state or local authorities order a mandatory evacuation for Tybee Island. The day that the evacuation is announced we will refund: (1)Any unused portion of rent from a guest currently registered;(2) Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and (3) Any advance rents collected or deposited for a reservation that is scheduled to arrive during the evacuation period. 6. **Housekeeping:** There is no daily housekeeping service. While linens and bath towels are included in our condo, daily maid service is not included in the rental rate. Please do not take bath towels or linens from the house. Please do not use towels and/or linens to remove make-up. If done, you will be charged to replace them.  You must not allow crumbs of food to remain on kitchen table tops, nor should you leave food in trash cans, overnight. If we have to exterminate for ants and bugs as a result of negligence, your credit card on file will be charged $100. REMEMBER: empty trash daily, no food left overnight in trash cans and make sure all food crumbs are removed from house. USE THE ROLLING LARGE GARBAGE CONTAINER ON LEFT SIDE OF THE PROPERTY. 6. **CHECK IN/CHECK OUT**: **Check-in time is 4PM** or later. We will provide the key to enter the home in the inside small white key box located on the side of the front door.. **Check-out time is strictly at 10:00 AM**. If you have not left by check-out time, you will be charged for an additional rental day. Please leave the home in the same condition that you found it. Extra key is on kitchen counter.  7. **No Disturbance**: GUEST and other occupants must not annoy, endanger, inconvenience or otherwise disturb neighbors. Parties or other special events cannot be held on the premises. **8. MAXIMUM OCCUPANCY: Occupancy is restricted to 6 adults and children over 7 years of age**. Additional guests or visitors must be approved by in advance. Any GUESTS found in breach of this agreement will be evicted and all rent and any security deposit will not be refunded. 9. Please do not track sand into home. Wash it off before entering. We have provided a broom, dust pan and vacuum cleaner to assist in your cleanup. Do not use the white wash cloths & towels to remove makeup. An additional cleaning fee of $100 will be charged if excessive sand is in the home at departure or makeup or stains are on linens or towels. Leave condo the same way you found it. 10. “**Park Place” residence is a smoke-free environment**. **No smoking.** * Questions just contact Patty Witemyre 678/313/9734 or [pwitemyre@comcast.com](mailto:pwitemyre@comcast.com)    Thank you for choosing **Tybee Park Place**   **Pat Witemyre**  **507 Park Place**  **Tybee Island, Georgia**  **31328**  **678/313/9734** |