

# RENTAL RULES AND REGULATIONS

Complex Name: Hutchinson Island Beach Club  
Address: 9800 South Ocean Drive, Unit #102  
Jensen Beach, Florida 34957

1. Please keep in mind that all the units in the building are individually owned and operated by different means. Some units are lived in as primary residents. John and Tiffany Ferguson are acting as the only agents to unit #102, who are the owners. Everything in the unit, belongs to unit #102. Please do not remove anything and fail to return it upon departure. We ask that courtesy and consideration be given to all guest. If there is any problem with another guest that can not be worked out please give us a call.
2. **CHECK-IN** time is 3:00 p.m. eastern standard. **CHECK-OUT** time is 10:00 a.m. eastern standard, early check-in or late check-out arrangements must be made prior to arrival date.
3. This is a **NON-SMOKING** unit. Smoking inside our unit will result in the forfeiture of your deposit. If you smoke outside, please use an ashtray and discard your remains properly.
4. **PETS** are not permitted in our rental unit under any circumstance. According to the condo documents for the "Hutchinson Island Beach Club Condominium", only owners of units are allowed to have dogs under the weight of 25 lbs. We do not allow any pets (including dogs under 25lbs) in our unit. Pets of any type in our unit will automatically forfeit your damage deposit.
5. **RESERVATION/DAMAGE DEPOSIT** – A reservation/damage deposit of \$200.00 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward the rent; however it is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to unit or its contents beyond normal wear and tear.
  - b. All items (including towels & linens) are inventoried the same upon arrival.
  - c. All debris, rubbish and discards are placed in dumpster in front parking lot. Soiled dishes are placed in dishwasher and cleaned.
  - d. Any perishable foods in refrigerator discarded.
  - e. All keys are to be left on the kitchen counter. Make sure all doors are locked, including sliding glass doors upon departure.
  - f. No linens or towels are lost or damaged.
  - g. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.

## 6. PAYMENT-

**(a). For bookings made more than 60 days in advance-** The reservation/damage deposit of \$200.00 is required and must be received within ten (10) days of booking the reservation. Payment equal to 50% of the total rental rate is required 40 days prior to arrival. The remaining balance is due 14 days prior to arrival date.

**(b) For bookings made less than 60 days but more than 28 days in advance-** The reservation/damage deposit of \$200.00 is required and must be received within seven (7) days of booking the reservation. Payment equal to 50% of the total rental rate is required 20 days prior to arrival. The remaining balance is due 10 days prior to arrival date.

**(c) For bookings made less than 28 days in advance-** - The reservation/damage deposit of \$200.00 plus the total rental rate is due within ten (10) days of booking.

Please make payments in the form of traveler's check, personal check, cashier's check or credit card (Pay pal account). Personal check payable to and mail to:

**\*\* John & Tiffany Ferguson\*\***

932 NW Sunset Terrace

Stuart, Florida 34994

7. **CANCELLATIONS-** If you must cancel your reservation, please contact us as soon as possible. A sixty (60) day notice is required for cancellation. Cancellations made more than 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 arrival date, forfeit the full advance payment and reservation/damage deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MAXIMUM OCCUPANCY-** The maximum number of guest in our unit is six (6) persons. According to the condominium documents of the "Hutchinson Island Beach Club" condo; no more than 6 people are permitted to occupy one (1) unit at any one time. Termination of rental stay and loss of deposit will result.
9. **OCCUPANCY EXCLUSIONS-** We will not rent to vacationing (college) students unless accompanied by an adult guardian or parent.
10. **THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY-** Longer minimum stays are required during Holiday periods and are subject to change.
11. **HOUSEKEEPING AND LINENS-** There is no daily maid service. The unit will be inventoried and cleaned prior to each arrival. Linens and towels are included in the unit fee. There is a coin-operated laundry facility on the property (across the hall from our unit). An initial complimentary supply of bath tissue, paper towels, soap and dishwashing detergent has been provided for your convenience. There is a Publix Supermarket 4 miles south on the island for additional supplies and groceries.

12. **PROVIDED BEACH TOWELS-** At your convenience, we have provided (4) stripped beach towels. Please keep track of these towels and make sure they are left in the unit prior to departure. Please do not take the white towels out of the unit.
13. After full payment is made, further instructions will be given in regards to directions, picking up keys and contact information in case of emergencies. We have taken a lot of pride in providing you a place for a safe and enjoyable vacation. We are open to any comment and suggestions at any time.
14. Fireworks, Firearms and fires (except BBQ grill) are prohibited anywhere on the property including the beach and dune areas.
15. **FALSIFIED RESERVATIONS-** Any reservation obtained under false pretense or misrepresentation will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be permitted to check-in. A parent or adult guardian who confirmed the reservation for a vacationing (college) student must occupy the rental for the entire length of stay.
16. **HURRICANE/STORM POLICY-** No refunds will be given unless:
  - a. The National Weather Service orders mandatory evacuations on South Hutchinson Island in a “Tropical Storm/Hurricane Warning Area”.  
The day that the National Weather Service orders a mandatory evacuation order in a “Tropical Storm/Hurricane Warning” area, 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 their stay, to come in after the Hurricane Warning has lifted; and
    3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the Hurricane Warning period.
17. **WRITTEN EXCEPTIONS-**Any exceptions to the above-mentioned policies must be approved in writing in advance.

Our rental rules and regulations are designed to ensure you, our guest, have the most enjoyable vacation experience possible while protecting the owner’s property.

Thank You for choosing our unit for your vacation needs!

By signing below, I agree to all terms and conditions of this agreement.

Signature \_\_\_\_\_  
Date \_\_\_\_\_