

Thank you for your reservation. Please read and esign. Dauphin Island Beach Rentals



Folio Number:

Guest:

Property:

Total Guests:

Check In: **Check Out:** **Date Booked:**

Rent:

Fees:

Insurance: **Opt-in Date:**

Taxes:

Fee Breakdown:

Pet Fee: (if applicable)
Cleaning Fee:
Damage Waiver:
Service Fees:

Grand Total:

Scheduled Payments:

Payments Made as of agreement

Next Payment Date:

Balance:

Signature:

1) CREDIT CARD AUTHORIZATION

Cardholder Agreement: (please sign and return.) I have read, understand, and agree to the above terms and policies of the rental agreement below, including the cancellation policies and potential charges associated with the damage deposit waiver. I agree to pay the above charges and incidentals in the amount of , incurred under this agreement during my stay, according to my credit card agreement. I attest that the signature affixed below belongs to the primary or authorized cardholder of the card used in this transaction.

This signed agreement must be returned back to us within 10 days or we reserve the right to cancel your reservation without further notice,
and our cancellation policies below will apply.

2) RENTAL AGREEMENT

Nancy Schuber

Total Guests: 8

Check In: 3:00 PM. **Check Out:** 10:00 AM. Please leave on time so that the unit may prepare for our next guests. (Late checkouts may result in an additional charge.) While we will make every effort to have the unit ready by 3pm, certain circumstances beyond our control may prevent this and no discounts or refunds will be given.

Advance Reservation/Rental Rates

Reservations are accepted up to two years in advance. Rates are subject to change without notice. Until confirmed, we cannot guarantee rates. Circumstances may occur that makes the unit assignment impossible. However, if that happens, we will offer you comparable accommodations or a full refund.

Maximum Occupancy

The maximum number of guests listed for each unit is based on the home's ability to comfortably and safely accommodate our guests, and/or local codes or by-laws. This number cannot be exceeded at any time or you may be asked to vacate the property and forfeit any rental payments. Weddings, wedding receptions, parties or kegs are not permitted under any circumstances; violations will result in cancellation of your stay and forfeiture of any rental fees and deposits.

Advance Payment/ Payments Due

A minimum payment of 25% is required at the time of booking a reservation. The advance payment will be applied toward the total rental amount. The advance payment IS NOT a damage deposit. We accept all major credit cards and checks. Your final payment in full is due 60 days prior to your check-in date. Please make all checks payable to Dauphin Island Beach Rentals in the form of cashiers' checks or personal check. Personal checks will only be accepted up to 30 days prior to your arrival date. Please send your payment early. We reserve the right to cancel your reservation and re-book the unit if payment is not received by due date, and our cancellation policies below will apply.

Damage Waiver or Damage Deposit

OPTION 1. DAMAGE DEPOSIT WAIVER - A damage deposit waiver of only \$69.99 has been automatically added to your rental invoice. The damage deposit waiver is in lieu of posting a damage security deposit. The damage deposit waiver includes up to \$500 accidental damage to the rental unit. Renter will be responsible to Property Owner for any damage over \$500. This damage waiver does not cover extra cleaning charges if unit is excessively dirty or any of the items below are not complied with. A credit card number on file at time of booking will be required to cover any of these potential items not covered under your damage deposit waiver. Your card will be charged if this becomes the case.

OPTION 2. DAMAGE DEPOSIT - You may choose to pay a damage deposit in lieu of a damage deposit waiver. A \$500 damage security deposit is required and immediately due in addition to the 25% down payment. The Damage Deposit Waiver will be refunded upon receipt of the \$500 Damage Deposit. This Damage Deposit is NOT applied toward rent; however, it is fully refundable within (21) days of departure, provided the following provisions are met (below):

UPON CHECK-OUT

- a. No damage is done to the house or its contents, beyond normal wear and tear.
- b. All debris, rubbish and discards are placed in garbage cans and cans are put out on the street in accordance with the schedule posted in the unit (there will be a \$25 charge if can is not put out).
- c. Soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
- d. All keys are returned to the lock box and house is left locked. Lost key will result in a \$10.00 charge. A lockout fee of \$25.00 will apply during or immediately after stay.
- e. No linens are lost or damaged.
- f. NO Early check-in or late check-out, unless previously agreed to in writing.

Reservations Canceled / Changed

Cancellations or changes will be subject to a \$100. Cancellation/Change fee. A minimum Sixty (60) day written notice is required for cancellation- via fax, email, or US Mail. Cancellations received prior to 60 days before check-in will be refunded in full, except for a \$100. Cancellation Fee and the Trip Insurance premium if it was purchased. Reservation Deposits, advance payments, and any monies paid towards your stay WILL NOT be refunded on cancellations made less than sixty (60) days in advance of your check in date. If you have not opted for the vacation rental insurance policy, please be advised, our cancellation policy does not provide refunds for any reason, including unforeseen developments such as illness, or any events that can affect your trip. No exceptions.

CANCELLATION OR EARLY DEPARTURE DUE TO INCLEMENT WEATHER DOES NOT WARRANT ANY REFUND OF RENT OR DEPOSIT. IN THE EVENT THAT A HURRICANE OR EXTREME WEATHER CONDITIONS OCCUR, AND THE EMERGENCY MANAGEMENT ISSUES A MANDATORY EVACUATION NOTICE, WE WILL ISSUE A REFUND THAT WILL BE PRORATED, BASED UPON THE DAY OF YOUR DEPARTURE.

Vacation Rental Insurance - You are a valued guest and we want to do everything possible to make your trip enjoyable and worry free. Because the unforeseen and unexpected can occur before you leave or when you're away from home, we strongly recommend CSA's Vacation Rental Insurance Plan.

With Vacation Rental Insurance, your maximum exposure or loss is zero (\$0) for covered cancellations

This optional coverage costs just 6.5% of your total Rental cost. If you choose to purchase vacation rental insurance, you will have up to 10 days to cancel the vacation rental insurance policy. Any cancellation requests must be made to us in writing within the specified time-frame. You may however, purchase this policy at a later date, provided it is purchased with or prior to your final payment.

If you choose not to purchase the vacation rental insurance policy, you will be bound by our cancellation terms.

If you would like to purchase Vacation Rental Insurance and have not already elected to do so when you made the reservation, please indicate by talking with a member of our team.

Units For Sale

In the event that the property that you are renting is on the market for sale, we may find it necessary to show the property during your stay. We will make every effort to schedule the showing at a convenient time so as to not interrupt your vacation. This is generally a quick "walk through" and does not require anything on your part.

Age Requirements/falsified reservations

No rental will be made (to any person) under the age of twenty-five (25) unless accompanied by a parent or guardian at all times. Any reservation made under false pretenses will be subject to forfeiture of advance payment, deposit and/ or rental money. Violators will be evicted and all rents and deposits forfeited.

Pets

Pets are permitted only in designated "pet friendly" rental units, and only with prior written permission, and with the Pet fee paid. The pet fee is \$100/dog. Otherwise, pets are not permitted in the rental unit or on the premises. No exceptions will be made. Guests found with a pet will be asked to leave with no refund of rent or security deposit. No Cats are permitted at any property.

Sight Unseen/ amenities

Our vacation rental units are individually owned and furnished. Rates, descriptions, bed sizes, inventories, and furnishings are subject to change over time without notice. In the event of a break down, we strive to make repairs as soon as possible. Neither the rental agent nor the owner will be obligated to provide replacements nor give refunds for failure or absence of any item. Additional guidelines, rules, and regulations may apply for rental units within structured communities. Due to occasional circumstances beyond our control, availability of swimming pools, hot tubs, golf carts and tennis courts are not guaranteed with any reservation. Dauphin Island Beach Rentals cannot be responsible for circumstances beyond our control or on adjacent or nearby properties, such as construction or noise.

Utilities

No compensation will be given for temporary outages of electricity, gas, water, cable/satellite, internet, or telephone service. ("pay per view" usage is not permitted). Outages should be reported immediately and all efforts will be made to have them restored as soon as possible. The operation and maintenance of these utilities are out of the control of Dauphin Island Beach Rentals, LLC. (No refunds will be issued.)

No Smoking inside the Unit

Smoking is strictly prohibited inside all rental units. Your damage deposit (or Damage waiver coverage) WILL be forfeited and/or you will incur an additional charge of \$300. for carpet cleaning and deodorizing if any evidence of smoking is found.

Parking

Please park in designated areas only. Most properties can accommodate at least two (2) vehicles. If you will need additional parking, Onstreet Parking Passes can be obtained from the local Police Department by showing your Rental Contract. We are not able to allow RV parking. Boat trailer parking MAY be available at certain properties, please ask in advance. Boat Trailers are NOT allowed inside any gated property, including DeSoto Landings.

Locked Closets

Most owners have a locked closet for their personal possessions. These closets are private and are not to be opened by tenants or guests under any circumstances. Some garages are locked and are not for tenant use.

Items You Should Bring

Linens and towels are furnished. An initial supply of toilet tissue and a garbage bag are also provided as a courtesy, but please plan to bring (or purchase locally) toilet tissue, bath soap, paper towels, detergent, dishwasher soap and garbage bags. Also, any special cooking utensils, coffee filters, beach towels, and beach chairs. Cleaning supplies are not provided in most units.

Swimming Pools AND Spas

If your property has a swimming pool and/or spa, no lifeguard is provided on personal houses, and may not be provided for community properties. Guests agree to use the pool and spa at their own risk. Children should be supervised at all times and the door to the pool locked and monitored unless an adult is present. Your pool, if heated, is preset to around 90 degrees from October 1st thru mid-May. According to weather conditions, this temperature may vary and is not guaranteed. Consistent temperatures are more likely to be generated in late fall and early spring. There will be no refunds or adjustments in relation to your pool or spa, including mechanical.

Agency Indemnity

Dauphin Island Beach Rentals, LLC, it's parent company JS Vacations, Inc. and the property owner will not be liable for any damages to rental property or furnishings, nor for injuries resulting from any accident that may occur in or on the premises during guest occupancy. The agent or Owner is not liable for acts of theft, vandalism, or damages to the guest's personal property or items left in the unit. We assume no liability for errors or omissions (on our websites or printed materials).

Boat Owners- Use of Boats or personal watercraft are at your own risk, and we cannot guarantee navigability of waters or condition of docks, pilings or moorings.

I have read the attached Rental Agreement, and by signing below I also agree to all of the terms and conditions of this

agreement.

3) CSA INSURANCE COVERAGE

We highly recommend you consider adding **GENERALI TRAVEL PROTECTION/VACATION RENTAL INSURANCE** to your reservation. Travel Protection Insurance covers you in the event that you have to cancel your trip for events covered by the plan. It also gives you assistance should you have an emergency during your trip. Please let us know if you would like to add this coverage. It can be added any time up until the final payment for your reservation (usually 60 days before check-in).

Before You Go

Unable to travel because you're sick? No problem! Trip Cancellation coverage keeps you from losing your vacation savings if you need to cancel for a covered reason. Plus, Concierge Services from our designated provider can help you make restaurant reservations, order flowers, arrange tee times—and more—at your request.

During Your Vacation

Worried about a weather-related road closure delaying your arrival or a power outage interrupting your stay? Our travel protection plan offers valuable coverages if a listed, covered reason forces you to incur additional expenses or lose pre-paid trip costs. Plus, our 24-Hour Emergency and Roadside Assistance services are included with your plan.

After You're Home

At Generali we strive to keep our claims process as hassle-free as possible. One claims representative will work with you from start to finish, making sure you receive the responsive, friendly service you need. Identity Theft Resolution Services offer you 180 days of service starting on your scheduled departure date.

Travel Insurance Plan Details

Underwritten by Generali U.S. Branch

INSURANCE COVERAGE

Trip Cancellation

100% of Trip Cost

Trip Interruption

150% of Trip Cost

OVERVIEW

Provides reimbursement for unused, non-refundable, pre-paid trip costs if you are prevented from taking your trip due to a covered reason, including: mandatory hurricane evacuations; sickness, injury or death of you, your traveling companion or family member; extension of school year; armed service leave revocation; involuntary termination of employment or other specific reasons listed in the Policy/Description of Coverage. Certain restrictions apply.

Provides reimbursement for unused, non-refundable, pre-paid trip costs if your trip is interrupted due to a covered event. Also provides reimbursement for the additional transportation cost to return home or rejoin your group. Covered reasons include: mandatory hurricane evacuations; sickness, injury or death of you, your traveling companion or family member; or other specific reasons listed in the Policy/Description of Coverage. Certain restrictions apply.

Travel Delay

\$200 daily limit applies
\$600

Provides reimbursement for reasonable expenses incurred such as accommodations, meals and local transportation, even additional kenneling fees if you are delayed 12 hours or more during your trip due to a covered reason.

Baggage Coverage

\$1,000

Provides coverage for loss, theft or damage to your baggage and covered personal effects, including sports equipment, during your covered trip.

Baggage Delay

\$1,000

Provides reimbursement for the purchase of necessary items, including sports equipment, if baggage is delayed for more than 24 hours during your covered trip.

Medical and Dental

\$25,000

Provides coverage for the necessary medical, surgical and emergency dental care costs if you become sick or accidentally injured while on your covered trip. Coverage is in excess of your standard coverage, except where prohibited.

**Emergency Assistance
and Transportation**

\$1,000,000 Per Plan

Benefits include transportation to the nearest suitable medical facility, help to return home if medically necessary, and expenses for a companion to visit you if you are traveling alone and are hospitalized for more than 7 days.

**Accidental Death &
Dismemberment - Travel Accident**

\$100,000 Per Plan

Provides coverage if you are injured by an accident, which occurs while you are on a trip, and you suffer the loss of life or limb within 365 days of the accident.

Rental Car Damage

Not available to residents of TX
\$25,000 Per Plan

Provides primary coverage if your rental car is damaged due to collision, fire, flood, theft, vandalism, wind storm or hail.

Note: The maximum trip cost this plan covers is \$50,000. Limits above are per person unless otherwise noted.

About Generali Global Assistance

Generali Global Assistance (formerly CSA Travel Protection), is dedicated to providing valuable travel insurance and emergency assistance services to protect your vacation investments. We've developed a reputation for superior customer service and are committed to providing you with vacation rental protection solutions designed to meet your needs.

Additional Services

Provided by Generali's designated partner.

24-Hour Emergency Assistance Services

These services offer on-the-spot and immediate assistance for unexpected problems that can arise during your trip. The hotline operates 24/7 for help anytime, any place while traveling.

Concierge Services

Get pre-trip assistance, and help scheduling golf tee times, making restaurant, airline and rental car reservations, and ticketing for entertainment and other special events.

Identity Theft Resolution Services

A service that provides assistance when your identity has been compromised while traveling on your vacation. This service is automatically included for a full 180 days starting on your scheduled departure date. ID Theft Resolution

does not include, and shall not assist you for thefts involving non-U.S. bank accounts.

Roadside Assistance

Provides 24-Hour Roadside Assistance which includes:

- Towing Service
- Battery Jump/Minor Roadside Adjustments
- Locksmith Services
- Fuel Delivery
- Vehicle Winching/Extraction
- Flat-tire Change

On Demand Medical Care

Getting sick on vacation is never fun, but it doesn't have to be difficult to find what you need. With just one call, we can provide you with immediate access to on call physicians, medical advice, even referral to a physician near you using Generali's designated provider network of 30,000 physicians and 850,000 service providers worldwide. It's like taking a doctor with you on vacation.

Teladoc

Connect instantly with a network of physicians for information, advice, and treatment, including prescription medication, when appropriate. Note: Teladoc services may not be available in all states, and international services may be limited.

No Out-Of-Pocket Medical

if you get sick or injured while traveling, we can get you to a trusted provider and even handle the payment for acute treatments up to \$1,000.

10-Day Free Look

We are committed to providing you with the best possible service. That's why, if you need to cancel your plan, you may do so and receive a refund of your plan cost as long as you cancel your insurance within 10 days of purchase and have not filed a claim or departed on your trip.

Travel insurance plans are administered by Customized Services Administrators, Inc., CA Lic. No. 821931, located in San Diego, CA and doing business as Generali Global Assistance & Insurance Services. Plans are available to residents of the U.S. but may not be available in all jurisdictions. Benefits and services are described on a general basis; certain conditions and exclusions apply. Travel Retailers may not be licensed to sell insurance, in all states, and are not authorized to answer technical questions about the benefits, exclusions, and conditions of this insurance and cannot evaluate the adequacy of your existing insurance. This plan provides insurance coverage for your trip that applies only during the covered trip. You may have coverage from other sources that provides you with similar benefits but may be subject to different restrictions depending upon your other coverages. You may wish to compare the terms of this policy with your existing life, health, home and automobile policies. The purchase of this plan is not required in order to purchase any other travel product or service offered to you by your travel retailers. If you have any questions about your current coverage, call your insurer, insurance agent or broker. This notice provides general information on Generali's products and services only. The information contained herein is not part of an insurance policy and may not be used to modify any insurance policy that might be issued. In the event the actual policy forms are inconsistent with any information provided herein, the language of the policy forms shall govern.

Travel insurance plans are underwritten by: Generali U.S. Branch, New York, NY; NAIC # 11231. Generali US Branch operates under the following names: Generali Assicurazioni Generali S.P.A. (U.S. Branch) in California, Assicurazioni Generali – U.S. Branch in Colorado, Generali U.S. Branch DBA The General Insurance Company of Trieste & Venice

in Oregon, and The General Insurance Company of Trieste and Venice – U.S. Branch in Virginia. Generali US Branch is admitted or licensed to do business in all states and the District of Columbia.

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