



MAY REALTY & RESORT RENTALS, INC. RENTAL POLICIES

THE FOLLOWING RULES, REGULATIONS AND POLICIES HAVE BEEN ESTABLISHED IN CONJUNCTION WITH THE OWNERS OF THE HOMES AND CONDOMINIUMS WE MANAGE. IN ADDITION, EACH CONDOMINIUM COMMUNITY HAS CERTAIN RULES AND REGULATIONS THAT MUST BE OBSERVED.

1. NO PETS. Pets are not allowed at any of the properties unless otherwise informed.
2. OCCUPANCY. Occupancy is limited to 4 people in a 1 bedroom unit, 6 people in a 2 bedroom unit, and 8 people in a 3 bedroom unit.
3. MAY Resort Rentals reserves the right to rent to only those adults 25 years or older.
4. House parties are absolutely prohibited. Violation will result in immediate termination of the rental agreement, without refund of deposit or rent.
5. All condominiums and homes are privately owned and equipped to meet basic vacation needs. If the unit should need major repairs or become unavailable for another reason, including removal by owner from our rental program, guest shall hold agent harmless. MAY Resort Rentals will make every effort to place guest in comparable accommodations when available. If comparable property is not available, MAY Resort Rentals may refund entire deposit to guest.
6. MAY Resort Rentals is not liable for injury to persons or their property while occupying unit.
7. Phones are provided in each unit with unlimited local calls. Long distance calls must be made with a credit card.
8. RENTER WILL BE PROVIDED WITH A COPY OF THE RULES AND REGULATIONS OF THE PROPERTY THEY ARE RENTING. PLEASE READ AND COMPLY WITH THEM.
9. To confirm a reservation, a deposit of ½ (one half) the total rent is required. This is not refundable, without proper notification. Guests staying for longer than one month should pay ½ of the 1st month in advance.
10. CANCELLATION POLICY. A RESERVATION MAY BE CANCELLED WITHOUT LOSS OF DEPOSIT IF PROPER NOTIFICATION IS GIVEN. RESERVATION FEE IS NOT REFUNDABLE. 2-7 days rental 30 days notice, Up to 1 month rental 60 days notice, 1 month or longer rental 90 days notice.
11. As a part of your stay, you may purchase a Vacation Rental Damage Protection plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the policy will pay a maximum benefit of \$1500.00. Any damages that exceed \$1500.00 or are not covered under the plan will be charged to the credit card on file. If, during your stay at one of our rental properties, an insured person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of \$1500.00. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are contained in the Description of Coverage or Insurance Policy (www.vacationrentalinsurance.com/g20vrd). The Vacation Rental Damage plan can be purchased up to, and including at, check-in. By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly MAY Resort Rentals and amount payable under the terms and conditions of the Vacation Rental Damage. Please contact MAY Resort Rentals directly if you do not wish to participate in this assignment. If you do not wish to purchase the Vacation Rental Damage Protection, a \$1500.00 damage deposit will be required upon check-in.
12. CHECK-IN TIME 3:00 PM to 5:00 PM. CHECK OUT BY 10:30 AM.
Keys are picked up and dropped off at the MAY Resort Rental office. FAILURE TO RETURN KEYS OR GATE PASSES WILL RESULT IN CHARGE TO SECURITY DEPOSIT IF YOU NEED TO MAKE ARRANGEMENTS FOR A LATE ARRIVAL, PLEASE CALL AT LEAST 24 HOURS IN ADVANCE. THERE IS A \$25 CHARGE.