

SEACHASE RENTAL TERMS AND CONDITIONS

Please read full terms and conditions and feel free to call us at 251-981-6921 with any questions or concerns.

Check-in Time is 3:00 PM daily, but is not guaranteed. Every effort is made to prepare units for check-in at 3:00 PM daily but may be delayed due to our commitment to provide a clean unit that has been carefully inspected.

Check-out Time is 10:00 AM daily. If check-out is later than 10:00 AM, guest will be charged a late checkout fee up to current daily rate.

Each unit is individually owned. Renter accepts unit in "as is" condition.

PAYMENTS

We accept personal checks, MasterCard, Visa and Discover debit and credit cards. Only checks are accepted for monthly reservations.

A \$3,000 refundable deposit is due at the time of booking, along with 50% of your vacation cost. Guests have an option of paying the \$69 Vacation Rental Damage fee plus 50% of your vacation cost. Balance is due 30 days prior to your arrival (60 days prior to arrival for monthly guests).

Guests are responsible for payment of all nights reserved, regardless of your actual arrival and departure date. There are no refunds for late arrival or early departure.

A non-refundable Reservation Fee is charged for all reservations. This fee and the advance rent payment are due within 10 days of making the reservation to avoid cancellation.

CANCELLATION – DAILY AND WEEKLY RENTALS

ANY cancellation on or before the thirtieth (30) day prior to the agreed upon check-in date shall result in forfeiture of the Reservation Fee.

ANY cancellation after the thirtieth (30) day prior to the agreed upon check-in date shall result in forfeiture of the advance payment.

Please keep in mind that travel insurance is available and may be added to your reservation at any time up to 30 days prior to check-in. You can get more information about this insurance at www.vacationrentalinsurance.com/330CERT.

CANCELLATION –MONTHLY RENTALS

ANY cancellation on or before 90 days prior to the agreed upon check-in date shall result in forfeiture of the Reservation Fee.

ANY cancellation made 89 to 60 days prior to the agreed upon check-in date shall result in forfeiture of the \$500/\$700/\$1,000 damage deposit.

ANY cancellation made within 59 days prior to the agreed upon check-in date shall result in forfeiture of the 1st month's rent.

Please keep in mind that travel insurance is available and may be added to your reservation at any time up to 90 days prior to check-in (the beginning of the cancellation period). You can get more information about this insurance at www.vacationrentalinsurance.com/330CERT.

CONFIRMATIONS

A confirmation will be emailed to the renter. Please read the confirmation for accuracy of dates and accommodations and all charges. Any errors must be reported to Reservations within 48 hours.

DAMAGES

Upon booking a reservation at SeaChase, Renter may choose a Vacation Rental Damage Protection Plan at a non-refundable cost of \$69.00 or a refundable damage deposit of \$3,000. The Vacation Rental Damage Protection Plan offered for SeaChase provides you and your vacation party with up to \$3,000 of accidental property damage coverage. Intentional damages or damages in excess of \$3,000 will be the responsibility of the Renter. Each renter and guest is financially responsible for damage done to the property beyond normal wear.

www.vacationrentalinsurance.com/g20vrd

TRAVEL INSURANCE

SeaChase offers optional Trip Cancellation and Interruption Insurance provided by CSA to protect your vacation investment. The purchase cost of Travel Insurance is due at the time of booking a reservation.

www.vacationrentalinsurance.com/330CERT

INCLEMENT WEATHER

Refunds will not be made due to inclement weather. If evacuation is mandated by civil authorities, renter will be given a refund for the unused portion of the rental period.

OCCUPANCY

The Renter of any unit at SeaChase must be at least 25 years of age and must present a valid driver's license upon check-in. All members of a rental party must either be 25 years of age or older, or vacationing as part of a family with at least one member of the party 25 years of age or older. The Renter is responsible for the conduct of all guests and visitors and must occupy the unit for the full term of the reservation.

Two bedroom units allow 6 persons and three bedroom units allow 8 persons maximum occupancy. Guests will not be allowed to exceed the number stated and violators will be evicted without reimbursement of funds.

PARKING

All parking is limited to two parking spaces per unit. Vehicle registration information will be collected at booking along with the Vehicle Registration Certificate Fee of \$20.00 per vehicle. Any lost or stolen Vehicle Certificates must be reissued at the vehicle owner's expense.

No boats, trailers, wave runners, skateboards or motor homes are allowed on the property. Parking spaces underneath the tennis court and the parking deck are individually owned, reserved parking and parking in any of those spaces is strictly prohibited. Vehicles may only be parked in marked parking spaces. Parking that blocks any lanes, the entrance, any buildings, dumpster or other vehicles is strictly prohibited and enforced.

NO PETS

Pets are prohibited in rental units. Violators will be evicted without reimbursement of funds. We will be happy to recommend local kennels.

KEYS AND ACCESS CARDS

Keys to the rental units are issued at check-in and must be returned upon departure to the check-in location. Cards to access pool areas, fitness center and for beach access will be issued upon check-in. Access cards must be returned to

check-in location upon departure. Any keys or access cards not returned to check-in location will be charged to the renter. The current charge for keys or cards lost or not returned is \$25 for each.

USE OF FACILITIES

Accommodations and amenities are available for your enjoyment. In using these facilities, renter and guests assume responsibility for their actions. Neither the property owner, the management company, nor the owner's association assumes any liability for accidents or injuries.

ELEVATORS

Elevators are to be used for their intended purpose only. Playing or jumping in the elevators will cause immediate termination of renter's and guests stay. Renter or parents/guardians of minor offenders will be responsible for the cost of related repairs.

HOUSEKEEPING

The housekeeping fee pays for the departure clean after a renter checks out. Daily housekeeping service is available but not included in rent or fees.

NO SMOKING

Smoking is banned in ALL AREAS, including balconies, except those designated along the North wall of the property. All units have been designated Non-Smoking. Violators will be evicted and will pay for any damages and related cleaning costs. IN CASE OF FIRE, SMOKE DETECTORS ONLY SOUND IN THE UNIT. DIAL 911 AND PULL THE FIRE ALARM IN THE BREEZEWAY.

FURNISHINGS

All units are individually owned and are decorated by the owner. Décor, style and color will vary in each unit. Furnishings are subject to change without notice. Furnishings may not be transferred from one unit to another and loss of any items as well as any damage to the unit or furnishings in excess of normal wear will be charged to the renter.

LINENS

A basic supply of linen is provided in each property. Bed linens and bath towels are not changed during a stay. A start-up supply of bath soap, toilet tissue, paper towels, laundry and dishwasher detergent, and trash bags is provided for your convenience but is not replenished.

GRILLING

Fire department regulations prohibit the use of a grill on all condominium balconies. There is a common grilling area available on property for renter use.

FIREWORKS

Fireworks are prohibited at all rental properties. The use of fireworks on buildings, grounds or the beach violated the City of Orange Beach ordinances and fire code. SeaChase Owners Association prohibits fireworks on SeaChase property and violators will be evicted without refund.

HURRICANE SHUTTERS

Some units have hurricane shutters fastened above the sliding glass doors and some windows. Tampering with the shutters or the posts is prohibited. Please contact Reservations if you have a question about the shutters.

LUGGAGE CARTS

Carts are available for renter and guest use for loading/unloading. Please return carts to the designated areas on the main floor as soon as possible after use.

OUTDOOR SHOWERS

Outdoor showers are provided for renter and guest use and SeaChase Owners Association requires sand and salt water to be washed off before entering the pool areas. Please dry off completely and remove sand from apparel and beach equipment prior to entering the buildings and condos.

NOISE

Renter and guests must keep noise to a minimum at all hours and specifically after 10:00 PM and before 9:00 AM.

BREEZEWAYS

Breezeways must be maintained free of items. Floats, beach items, toys, bikes, etc., must be stored inside the rental unit. Any items left in the breezeways are subject to be removed and discarded.

BALCONIES AND ELEVATED AREAS

No items may be hung on, from, over or through balcony railing or rails, including swim wear and towels. No items of any kind whatsoever may be thrown from the balcony, breezeways, tennis court or parking deck. Birds may not be fed from the balcony or any area on the property. Violators will be subject to eviction without refund.

NOTICE SIGNS

Renter and guests must abide by all rules and notices posted on signage throughout the SeaChase property.

UNITS FOR SALE

If a unit is for sale, the owner reserves the right to have the unit shown to prospective buyers by an authorized realtor. Every effort will be made to schedule the showing at a time that is convenient for the renter.

CHECK-OUT PROCEDURES

Please make sure all trash is removed from the unit upon check-out. Garbage can be disposed of in chutes located on each floor and must be secured in a plastic bag. All boxes must be broken down.

SeaChase housekeepers will strip and wash all bed linens, wash dishes, launder towels and other linens, dust, clean all bathrooms, sweep and mop all floors. If additional cleaning is required, renter will be charged.

Renter and guest are responsible for removing their personal belongings upon departure. Personal items missing or left behind are not the responsibility of SeaChase or Aronov Condo Management.

Renter is responsible for locking all doors to units upon departure and returning keys and access cards to check-in location or to security after office hours. The onsite rental office is open daily from 8:00 AM until 5:00 PM. Check-out time is 10:00 AM promptly. Keys and cards may not be left in the rental unit.