

All properties are Non-Smoking.

- Occupancy numbers are strictly enforced. Do not exceed maximum allowed number of occupants in a property.
- Parking is limited to the specific number of passenger cars listed per property.
- No Campers, Boats, Trailers, or other Recreational Vehicles are allowed at our properties without advance approval at time of booking.
- House parties, prom groups, college groups, and kegs are prohibited.
- Pets prohibited in Non-Pet Friendly units. Please call for more information regarding pets.
- Must be 25 years of age or older to enter into Rental Agreement. Non-family groups require all occupants to be over the age of 25.

MINIMUM DAYS: There is a 3-night minimum for advanced bookings. We may offer 2 night minimum stays for last minute bookings made within 2 weeks of arrival during PEAK/HIGH season dates, and within 4 weeks during the OFF/MID seasons. Cleaning fees may be associated with stays under the minimum 3 nights.

CHECK-IN/OUT: Guests can access their units upon arrival after 3pm with their personalized electronic access code provided via email. Check-in time is after 3:00pm; Check out time is no later 10:00am. We must strictly follow designated check-out times in order to prepare property for the next guests; the times are not flexible and overstaying check-out time may result in a charge on your credit card. ½ day rent will be charged for unapproved checkouts past Noon, one (1) day rent past 2:00pm. Guests may request an Early Check-In no more than 24 hours in advance of arrival or Late Check-Out no later than 24 hours in advance of departure, if approved a \$25 per hour charge will apply and there is a 2-hour max.

RESERVING YOUR STAY: After reserving a unit at Blue Waters Treasure Island or The Bungalows Treasure Island, you will receive an email confirmation of the booking including your Reservation Confirmation - Rental Agreement and Policies. You will need to review and sign the contract within 3 days from the date the reservation is made or 24 hours if your arrival date is within 30 days. We guarantee room type, not room number.

PAYMENT TERMS: Reservations made within 30 days of arrival require full payment at time of booking. For all other reservations a 20% initial payment is required. The remaining balance is due 30 days before your arrival, and unless otherwise specified the credit card on file will be charged. If you choose to release your reservation for any reason, prior to the 30 days before your check-in date, you would forfeit the initial 20% payment.

LINEN: Blue Waters and The Bungalows provide a basic supply of bed and bath linens in each property (sheets on each bed, 2 towels, 1 wash cloth, and 1 hand towel per

person, and bathmats for each shower). Should you require extra linen, you should plan to bring them, or you can launder them during your stay. 2 beach towels per person are provided. When requesting towels and other items, please do so before 9am with a provided item door hanger. Units

HOUSEKEEPING POLICY: Our vacation homes are cleaned before your arrival and after your departure. If staying for 7 nights or longer, we will provide a complimentary mid-week cleaning, which consists of a change of linens and a tidy-up.

SMOKING POLICY: Smoking in any form, is prohibited in all units. This includes but is not limited to the use of tobacco products such as pipes, cigars, and cigarettes, and “vaping” with electronic cigarettes (“eCigs”). Smoking in condo will result in a \$500 fee charged to the credit card on file.

PET POLICY: Pets are allowed in various units on the premises. If you wish to bring your pet, choose a pet friendly unit (DOGS ONLY, NO PUPPIES, OR CATS and pending owner discretion). A \$100 fee per pet will be charged. Guest is responsible for cleaning area around property of all pet excretions immediately. Infractions will result in a fine of **\$50.00** per occurrence. Guests are also responsible for removing pet hair from inside the property and all furnishings. In the event of additional cleaning or laundering services due to pet hair, Blue Waters and The Bungalows will bill you for the additional housekeeping costs. Pets are not allowed on furniture or bedding. Pets are also not allowed in the pool or pool area. Pets that disturb owners or guests must be removed from the property. **IMPORTANT: IF YOU HAVE A PET THAT NO PET FEE(S) HAVE BEEN PAID, THE UNAUTHORIZED OCCUPANCY OF PET(S) WILL RESULT IN EXPEDITED EVICTION, FORFEITURE OF ALL MONIES PAID, AND/OR A NON-DECLARED PET FEE OF \$300.00 PER PET.**

RIGHT OF SERVICE: Blue Waters and The Bungalows reserve the right to refuse service to anyone. All rental properties are leased without regard to race, color, religion, sex, national origin, handicap or sexual orientation.

MAXIMUM OCCUPANCY AND PARKING CAPACITY: Blue Waters and The Bungalows has set and published occupancy and parking limits for every unit and strictly enforces these limits. Only passenger vehicles are permitted at rental properties. No RV's, Boats, Recreational Vehicles, or Trailers are permitted at ANY UNIT without advance written permission from Blue Waters and The Bungalows. An additional fee may also apply. The City of Treasure Island does not allow for on street parking of recreational vehicles, etc.

DEPOSIT AND CANCELLATION POLICY:

. Standard -100% of the first night plus tax will be charged on the day booking. If canceled or modified up to 30 days before the date of arrival a full refund will be given. If canceled or modified later than 30 days before the date of arrival no refund of deposit will be given. High Season is 01 January through 31 May. During this period 100% of the first night plus tax will be charged on the day of booking. If canceled or modified up to 60 days before the date of arrival a full refund will be given. If canceled or modified later than 60 days before the day of arrival no refund of deposit will be given.

. No refund of deposit will be given for canceled reservations for which any day falls between one day before and one day after the weekend of that holiday. (New Year's Eve, Valentine's Day, Easter, Memorial Day, Mother's Day, Father's Day, 4th of July, Labor Day, Thanksgiving, and Christmas).

. No Show- In the event of a no show the total price of the reservation will be charged.

. No refund for Misrepresenting Reservation – Please do not arrive with additional persons at check-in; Misrepresentation voids the reservations, and these reservations will not be honored. Additionally, The Bungalows reserves the right to charge 100% of the cost of the entire reservation; for misrepresented reservations voided at check-in.

. Early Check Out - We reserve the right to not refund any balance of the reservation due to an early check-out.

. No Unregistered Guest allowed in room or The Bungalows TI or Blue Waters TI properties. VIOLATION OF THIS POLICY WILL RESULT IN CANCELATION OF THE RESERVATION WITH NO REFUND.

LISTINGS AND PRICING: Guest is responsible for reviewing the property description, photos, location, and amenities listing online for this property to confirm that it will meet the needs of your group. Information regarding individual listings is believed accurate but cannot be guaranteed. We have made every effort to ensure that all the information on Agent website is current and accurate. The possibility of errors and omissions exists. We will be happy to confirm all data contained herein or answer any questions you may have prior to booking your reservation. Rates for holidays, special events, and weekends may be higher. Rates do not include tax and are subject to change. Rates, furnishings, fees, and taxes are subject to change without notice.

CREDIT CARD RELEASE FOR DAMAGES: By accepting the online booking or upon signing the guest registration, you are consenting to being charged for any room damage caused by you or your party. You have consented to being charged for missing items or damage to the property, including but not limited to guest rooms, fixtures, furnishings, artwork, décor or linens will result in a charge of 120% of fair replacement value or necessary cleaning.

We retain the right to charge a minimum \$50 charge for untidy kitchens or rooms that require excessive (unusual) amount of cleaning.

GUEST LAUNDRY: For your convenience, washers and dryers are accessible throughout the day. Guests are asked to provide their own detergent and fabric softeners.