



Harmony Beach Vacations

Our motto is *Peace, Love and Harmony* and that's why we have a detailed policy page so you know what to expect when you choose Harmony Beach Vacations. It is the responsibility of each guest to read over and be familiar with our policies. We want you to know everything up front and if you have any questions give us a call, 850-650-0551. We want you to have the perfect vacation that you deserve.

- **Check-in Time.** Check-in time is 5:00 PM CT. In some instances, access to your property may be unavoidably delayed due to cleaning or maintenance issues. We appreciate your patience. We know you are excited to start your vacation. We want to get everything perfect for you and your family. Guests who will be arriving later than 5PM should make late arrival arrangements by telephone the day of arrival. Please refer to your email confirmation for the address for your check in location. Check in information will also be sent to you on our Harmony Beach Vacations app. Please download in the app store or Google Play on your smart phone. Door codes and property information will be sent to from alarm.com.
- **Early Check-Ins.** Early check-ins are available for a fee during peak spring and summer season on some reservations. We cannot prearrange early check-ins. On your arrival day you may call our office to check if your vacation rental is available for early check-in. We apologize that this is not something that you can request in advance.
- **Advanced Reservation Payment.** An advanced reservation payment will be required to confirm your reservation. HBV must receive this payment within ten (10) days from the date we take the reservation if paying by check. The payment required is typically thirty percent (30%) of the total rental amount, but may vary. If purchasing TRAVEL INSURANCE, that is an additional charge to the down-payment charge. Example, if your down-payment is \$300 and your travel insurance with CSA is \$82.00 your total down-payment would be \$382.00. All properties require balance paid in full **30 to 45 days** prior to arrival except for winter monthly guests. Reservations made under false pretenses of any kind will result in the forfeiture of all rental payments and eviction. Please mark your calendar of the balance-due date. If balance is not paid in full 30 days before arrival (45 for larger houses), guest forfeits down-payment and HBV will cancel the reservation. It is guest's responsibility to make payments on time; however, HBV

Initials: _____



will send guests an email reminder and on the following day call to remind guests balance is due before the reservation is cancelled. After two (2) attempts to notify, reservation may be cancelled and put back up for rent. There will be no refunds or credit. It is **the responsibility of the guest** to make sure HBV has your most current contact information.

- **Email and Harmony Beach Vacations app.** After inquiring or making a reservation we will keep in touch via email and HBV app. Both are used for check-in information and promotional purposes unless you opt out. We will not sell this information to anyone or share with any third party outside of our organization.
- **Monthly Guests.** Advance rent payment of **at least** \$300.00 is required at the time of reserving and will be deducted from the last month's rent; first month's rent is then due 30 days before arrival, and then in advance on the first (1st) day of each month thereafter for the term of the reservation. **Cancellation or changes** of reservations must be made 90 days prior to arrival for all monthly reservations. We do not give refunds for late arrivals or early departures. There are no refunds or credits provided and we strongly recommend purchasing travel insurance from CSA.
- **Property Assignments.** You will be assigned a property when you make a reservation, however we are unable to guarantee a specific property due to unforeseen circumstances. We will make every effort to give you advance notice of any changes. Example of an unforeseen circumstance: air conditioning goes out and we are unable to repair before your arrival. If we are sold-out and property damage prevents guests from staying in the property, HBV will offer a full refund.
- **Guest responsibility.** After you reserve your vacation you will receive an email confirmation. Please look over your confirmation and go to our website www.harmonybeachvacations.com and verify the property you reserved and verify the dates for your vacation. We want all of our guests to be happy with their choice, so please read over the information about bedding, location and amenities offered. We want to make sure everyone is familiar with the property they reserved so there are no misunderstandings about what the property offers. Example: **Wi-Fi**, beach service, heated pool, grills, etc.
- **Rent and taxes (currently Okaloosa county 11.5% and Walton county 11%) are due 30 days prior to arrival on all rentals.** We do not take credit cards for monthly stays. Rates advertised do not include taxes, service fees, or travel insurance. Larger properties and homes require balances to be paid 45 days prior to arrival for weekly and nightly stays.

Initials: _____



- **Cancellation.** A full refund minus a \$75 cancellation fee will be given if you cancel at least 90 days before your arrival. Please call our office as soon as possible in the event you must cancel your reservation. **NO refunds or credits** will be given for cancellations made within 90 days of arrival, or for changing of dates or properties, unless you have purchased CSA travel insurance and cancel for a covered reason. Travel Insurance refunds will be processed by CSA/Generali Insurance and are **subject to their policies and conditions**. **To prevent loss of rental payments, we strongly recommend purchasing CSA/Generali Travel Protection**. We urge all our guests to speak with a travel insurance agent for all information concerning their policy. For travel insurance information or a claim, **contact CSA** at 800-554-9839. If you are canceling your vacation please contact us as soon as possible.
- **Travel Protection Insurance.** CSA/Generali travel insurance is available on all reservations. If you did not purchase travel insurance at the time of booking, please call our office to ask for details: 850-650-0551. Travel insurance is available at any time up until final payment is made, but is not mandatory. The insurance premium is 6.95% of the total rental and is non-refundable. If a “Mandatory Evacuation” order is given for the area in which your property is located due to a named weather event (i.e., tropical storm or hurricane), refunds will only be given if travel insurance was timely purchased, and will be paid by CSA/Generali coverage was purchased before the subject weather event is named. To contact CSA, call toll free 800-711-1197.
- **Check-out Time.** Check-out time is no later than 9:00 AM CT; **however**, during off season if you would like a 10 am check out please check with our office the day before departure. Please refer to your reservation confirmation. If you do not vacate the property by the designated check-out time, you will be charged an extra days rental to your credit card. Further, if you do not timely vacate, you are trespassing and law enforcement may be called. Late check-outs (later than 10 am) may be available for a fee on some occasions.
- **Advance Reservations.** We accept reservations up to one year in advance. We can confirm reservations for a future date, but we cannot confirm or guarantee rates for dates beyond the current published rental rates.
- **Minimum Stay.** Minimum night stays for HBV properties posted on all websites refers to **off season minimum** stays. **Five-night** minimum stays will apply for most properties

Initials: _____



during peak season and holidays. Arrivals shall occur on Friday, Saturday or Sunday; and departures shall occur on Friday, Saturday or Sunday (**said dates vary by property**).

- **Severe Weather.** We do not refund or credit rent or deposits lost due to cancelled or shortened stays because of weather (unless timely cancelled within our stated cancellation policy above). HURRICANE/STORM POLICY: CSA travel insurance will refund only if you purchase the insurance before the storm is named.
- **FEES.** A non-refundable service fee will be charged to all reservations. The amount varies by property size and location. The service fee includes a one-time cleaning fee, arrival inspection and departure inspection, linen fee, coverage for accidental damage (see details), and reservation processing.
- **Maximum Number of Guests.** Guests who exceed the maximum occupancy for the subject property are subject to immediate eviction and forfeiture of all rental payments and deposits.
- **Parking.** Most properties have free parking. Specific properties have vehicle restrictions, so if you will be bringing more than one vehicle then please **email** our office so we can send you the parking policies for that property. Most properties only allow 1 or 2 vehicles per condo. Most of our houses have parking for a least 3 vehicles. No watercraft, trailers or RVs are allowed at any property.
- **Family Rentals Only!** All of our vacation accommodations are family rentals ONLY. NO units will be rented to vacationing students or young adults (under 25) unaccompanied by a responsible parent or guardian. A PARENT MUST BE STAYING IN THE UNIT AT ALL TIMES. OUR RENTAL UNITS ARE MONITORED FOR VIOLATION OF THIS POLICY. ALL VIOLATORS WILL BE EVICTED AND ALL RENTAL PAYMENTS AND/OR SECURITY DEPOSITS WILL BE FORFEITED. RESERVATIONS MADE UNDER FALSE PRETENSE ARE NULL AND VOID AND CHECK-IN WILL NOT BE ALLOWED. This policy includes reservations made by parents who do not check in, and/or who leave overnight during the length of the stay. NO EXCEPTIONS! We require one parent or guardian for every two persons under the age of 25. Please do not reserve online or through a 3rd party if you are under 25 years of age, you will not be allowed to stay.
- **Happy Guest Policy.** As we have said we take our Peace, Love and Harmony motto very serious. Everyone on our staff is here to show you respect and kindness during your stay. We want you to have a wonderful time here on the Emerald Coast and we ask you to do the same for our staff, other guests and staff of the resort where you are staying. Any public disturbance of the peace or verbal abuse over the phone could result in

Initials: _____



eviction without refund. If law enforcement is called to one of our offices or to a property you will be evicted without a refund.

- **No Subletting.** The rental property may not be sublet. Your reservation is not transferable to any other party. Violation will result in eviction and forfeiture of all rents/deposits.
- **Rates.** Published rental rates are subject to change without notice. We reserve the right to correct rates that may have been misquoted due to human and/or computer error.
- **Payment of Rent.** Rental charges are payable in full at or before check-in. We accept credit card, cash, or e-check with proper identification. There will be a \$35 charge on all returned checks. Credit card payments are subject to our no-chargeback policy below.
- **Key Policy.** Keys to the rental unit must be returned at check-out. Any lost keys will result in a re-keying charge. In the event you are locked out after business hours, call our business number and an agent will meet you at the rental property. A lock-out fee of \$25.00 will be charged to your credit card on file before the agent will come out to the property. If your property has a key box on the door frame please make sure a key is in the box at all times, to avoid a \$25.00 lock out fee. If you are staying in a property that is accessed by a code, please remember to unlock the deadbolt if you are leaving from the back door. If the deadbolt is locked, the key code will not open the door.
- **Emergencies:** At check-in you will be given an emergency number if you cannot reach our office at 850-650-0551. This number is to be used for emergencies such as: lock-out of you vacation home, water leak that could cause damage, or electrical problems that could cause damage. If you have disruptive or noisy neighbors, please call the Okaloosa Sheriff's Department (850-651-7400) or Walton County Sheriff's Department (850-892-8186). Also, please call our answering service so we can follow-up on the issue (850-650-0551).
- **Linen and supplies.** Laundry facilities are provided either in the rental property or on the grounds of the property for your convenience. Guests are responsible for laundering towels and linens during their stay. Damaged linen will be charged to guest so please be considerate. On departure housekeeping will remove dirty towels and linens and replace with fresh linen. The property will also be stocked with an initial supply of trash liners, toilet paper, bath soap, and dishwasher soap. Guests are responsible for extra supplies needed. We do not permit towels, sheets, blankets, or furniture to be removed

Initials: _____



from the property. Guests will need to furnish their own beach towels. Beach chair and umbrella services operate in most areas.

- **Some Rentals include beach set-ups as an amenity during season.** However, beach set-ups cannot be guaranteed. If it is included in your rental, it is free of charge and is **not** reimbursed if it is not available. It is the discretion of the beach service company based upon weather and other unforeseen events to determine if they will set up. They may not be willing to jeopardize their equipment under circumstances such as bad weather. There will be no discounts or refunds due to disruption of beach service.
- **No underage drinking or use of illegal drugs.** If HBV is made aware of underage drinking or illegal drug use, we will be forced to evict your entire group from the premises, and both your security deposit and rent will be forfeited.
- **Maintenance Problems.** In order to receive the best possible service, please report all maintenance issues immediately during normal business hours. Maintenance issues are handled in the order that they are received. You do not have to be present for the repairs to be made. Please enjoy your vacation, go to the beach, out to dinner, continue on with your vacation if possible and we will do our best to repair the issues as soon as possible. To avoid any unnecessary charges to credit card resulting from service calls for air conditioner or refrigerator, please note:
 1. Do not set thermostat controls below 70 degrees or have doors open with A/C unit running. This will leave the system unable to cool for up to 12 hours. Guests will be charged a service call if the air unit freezes due to misuse.
 2. Refrigerator controls should be set on medium. When putting warm food into an empty refrigerator it will take 24 hours to cool food. Please allow 24 hours for food to cool. At your home you are adding food a few items at a time, not all warm food at once. Moving the settings to the highest setting could cause the refrigerator freeze up and further delay the cooling of the food/drinks.

(We add this to our policies because these are calls we incur weekly)
- **Security of Personal Property.** HBV is not responsible for any acts of theft or vandalism, or other damages to any personal property.
- **Personal Property left behind.** HBV is not responsible for personal items left by guests at departure. Please double-check the property at departure. If we find items left in the property, we will ship items at the guest's request for a minimum charge of \$25.
- **Internet and phone.** Most properties have internet for your convenience. Internet is provided so guests can check email while on vacation. In most properties, internet is not

Initials: _____



capable of streaming movies or playing games on smart devices. During peak season or if several guests are using devices simultaneously, signal will be disrupted. In case of interruption of internet service, HBV will troubleshoot the problem over the phone. If further assistance is needed, we will provide guests with the internet provider's information so they can contact the provider directly for assistance. There will be no refunds, discounts or relocation due to internet difficulties. If you have internet problems, please call our office between 9am-5pm for assistance. If you need internet for work or for homework, our office can provide you with suggestions for alternative **Wi-Fi** locations. **Phones:** property owners are not required to have a land line phone. Most guests travel with cell phones so the majority of our properties do not have phones in the property.

- **Property Rules and Regulations.** Please observe all rules and regulations governing the use of the property you are occupying. These rules apply to both owners and guests; failure to comply can result in eviction and forfeiture of rents/deposits.
- **Agent for Owner.** HBV serves as the agent for the owner of the rental property. You hereby agree to release, indemnify and hold harmless Harmony Beach Vacations and its employees and/or agents from and against all claims, suits, damages, costs, losses or expenses arising from injury to any person or property occurring on or about the premises.
- **No refunds** will be given for late arrivals or early departures.
- **No refunds** or discounts will be given for maintenance issues pertaining to the complex: temporary elevator problems, pool shut-down for service, Wi-Fi issues etc. If construction is a problem, HBV will do everything possible to remedy the problem with the contractor. Quiet Hours are from 10:00pm to 8:00am. Our goal is for you to have a relaxing vacation.
- **Owner's property.** Some properties have garages and/or storage building or closets that are reserved for storage of owner's property. These lockers/safes/closets/garages are NOT included in the rental.
- **Housekeeping.** Each vacation rental is cleaned to excellent standards before your arrival and will be cleaned upon your departure. Daily maid service is available for a fee. During your stay you will be responsible for cleaning the property (sweep/vacuuming etc.) and leaving it in good condition at check-out. When departing, please start the dishwasher if you have breakfast dishes and take out the trash. Additional cleaning beyond routine cleaning may be subject to an extra cleaning fee charged to your credit card. Upon

Initials: _____



arrival, please call our office within 24 hours if you find any housekeeping issues: 850-650-0551. We will send our staff to the property to correct any problems. Your satisfaction is important to us. No discounts are given due to housekeeping errors but we will do everything possible to correct our mistakes.

- **Pool Heating.** HBV is not responsible for the heating of the condominiums pools; each complex has its own rules and guidelines for heating. Some private pools can be heated for an additional charge. If a private home has a heater malfunction or other issue, please notify the office and we will make every effort to repair or correct. However, no discounts will be given for pool issues.
- **Kitchen supplies and BBQ grills.** Dishes, pots/pans and other kitchenware is provided by the owner for your convenience. Kitchen supplies are not professionally cleaned/sanitized. It is each guest's responsibility to wash and place items in the cabinet. Please be considerate of other guests when washing and putting away supplies. BBQ grills are provided at some properties. It is each guest's responsibility to clean the grill before use and before departing.
- **Departure Procedure.** Please empty all trash cans and remove all trash from the property.
 - Make sure all dishes have been washed and put away. Your breakfast dishes can be put in the dishwasher and left running for the housekeepers to unload.
 - Please put dirty towels in the bathtub or shower.
 - Sheets can be left on the beds. Property inspectors will come in and remove dirty sheets and towels before housekeeping arrives.
 - Please sweep up any excess sand before departing. Rinsing feet before entering will help with this problem.
 - If your property has a key, please make sure one key is in the key box and 2 our on the kitchen counter when you depart to avoid \$25 charge. _____initial
- **No smoking allowed.** All units are NO SMOKING. If you smoke inside the property, you will be charged a minimum of \$250 to your credit card. _____initial
- **Pets.** Pets are allowed only in properties that are designated "pet friendly". A non-refundable fee of \$150 per pet is required for pet stays. Pet owners will be financially responsible for any damages and extra cleaning. Having a pet in a property that does not allow pets is grounds for immediate eviction without a refund, and you will be charged an additional \$250 fee to your credit card. _____initial
- **Bikes, Golf Carts or other equipment.** Release and Waiver Indemnity Agreement:

Initials: _____



If Bikes or other equipment is located at your rental, they are for use strictly at your own risk. Guests are responsible for keeping bikes locked in a secure location at all times. GUEST/LESSEE ASSUMES FULL RESPONSIBILITY AND RISK, and releases, discharges, and holds harmless HBV, HBV staff, and the property owner, regarding use of bikes or other equipment at the property, together with any bodily injury, death or property damage to any persons resulting from said use, including but not limited to Lessee and Lessee's family, friends and/or acquaintances. Lessee agrees that the Release and Waiver and Indemnity Agreement contained herein is intended to be as broad and inclusive as permitted by the law of the State of Florida. _____initial

Before renting golf carts or other motorized vehicle please check with HOA rules. Some neighborhoods do not allow certain vehicles. HBV will not reimburse guests for vehicle rentals.

- **Property Damage.** We understand that accidents happen. Please inform us of any damage that occurs during your stay before check-out. Accidental damage is covered up to \$1500 with your reservation.
- **Property Damage Terms and Conditions:**
 1. Coverage includes accidental damage only.
 2. Damage due to negligence or willful conduct is not covered. HBV management has complete discretion to make that determination.
 3. Guest abuse will be charged to the guest. Guest's card on file will be charged for damages unless guest makes other arrangements with our office. Signature below authorizes charges for damages for abuse.
 4. Damage caused by pets is not covered.
 5. Normal wear and tear is not covered.
 6. Damages over \$1500 is the responsibility of the guest.
 7. Coverage is void if not reported before check-out. Guest's credit card on file will be charged for any unreported damages.

CREDIT CARD PAYMENTS; NO CHARGE-BACKS: By signing this document, you agree that any charges to your credit card for amounts due per the above-stated rental policies are non-refundable and cannot be reversed by your credit card company; said charges and/or disputes shall be settled solely between you and Harmony Beach Vacations, Inc., and shall not be adjudicated by the credit card company.

ENFORCEMENT; COLLECTIONS; VENUE; WAIVER OF JURY TRIAL: Should the owner or HBV be required to initiate any action against you to enforce any of the terms of this document, the prevailing party in said action shall be entitled to reimbursement of its reasonable attorney's fees and costs associated with the action, including any trial

Initials: _____



and/or appellate fees/expenses, and including those fees/costs incurred to litigate the amount of fees/costs due to the prevailing party, plus interest on the amount due of eighteen percent (18%) per annum or the maximum amount allowable by law. Further, this document shall be interpreted according to the laws of the State of Florida. Venue for any action arising out of or related to this document shall lie exclusively in Okaloosa County, Florida, and you hereby consent to personal jurisdiction in said county. Further, if any litigation arises out of or relating to this document, you hereby **KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAVE YOUR RIGHT TO A TRIAL BY JURY FOR SAID LITIGATION.**

I have read and agree to the above rental policies of Harmony Beach Vacations.

Signature

Print Name: _____

Date

Signature

Print Name: _____

Date

Signature

Print Name: _____

Date

Initials: _____