

# Swede's BEACH PROPERTIES

P.O. Box 1158 CRYSTAL BEACH, TX 77650

(409) 684-3345 1-800-624-0071

OFFICE LOCATION - HWY 87 AT TIDELANDS

www.swedesrealestate.com

2008 SUMMER

RENTAL INFORMATION

***WE RENT TO FAMILIES ONLY***

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All the beach houses on the attached sheets are individually owned and made available to you for rental through Swede's Beach Properties. All beach houses are completely furnished, including kitchen appliances, cooking utensils and dining equipment. **LINENS AND TOWELS ARE NOT FURNISHED!** The prices on the attached sheets are valid from May 15, 2008 to September 1, 2008.

## **MAKING YOUR RESERVATIONS**

When making a reservation, have in mind the exact dates and the number of people who will be using the beach house, including your overnight guests. A reservation charge of \$200 is required for each period on rentals up to \$499. For rentals of \$500 to \$999, a \$400 reservation charge is required. A reservation charge of \$500 is required on rentals of \$1,000 to \$1,499. For rentals of \$1,500 and over, a 50% deposit is required. This holds the beach house for you exclusively and is part of your rent. **IT IS NOT REFUNDABLE OR TRANSFERABLE.** If your reservation is made by phone, we must have your deposit within five days in order to hold the beach house for you. The balance is due when the keys are picked up. We also require a \$200 cleaning and damage deposit, except for the month of March, New Year's Eve, and Memorial Day, at which times a \$400 cleaning and damage deposit will be required, to be paid when you pick up the keys. **The rent balance and the cleaning/damage security deposit must be paid in cash, certified or cashier's check, postal or bank money order, traveler's checks, or credit cards. NO PERSONAL CHECKS AT CHECK-IN.** A 6% hotel/motel tax is included in your balance due.

## **PROCESSING FEE**

All rental homes require a processing fee of \$25.00. This fee is non-refundable and must be paid with the initial deposit.

## **PET FEE**

A non-refundable pet fee could be charged for houses designated no pets, if approved by the owner.

## **CHECK IN TIME**

You may check into your beach house from 12 p.m. until 5 p.m. If checking in before 5 p.m. presents a problem, please call the office ahead of time to make other arrangements. If you are checking in on a day other than the first day of your reservation, please notify us what day you are arriving so that we don't think you aren't coming and re-rent your beach house.

## **LENGTH OF RENTAL**

Rental weeks are available two ways: **Monday noon to Sunday at 4 p.m. or Friday noon to Thursday at 4 p.m.**

Weekends are booked **ONLY** when they do not present a possible tune loss. However, **off season** can be booked any time as long as it is a two-day rental.

**NO CAMPERS, TRAILERS OR RV'S WILL BE ALLOWED.**

## **FAMILY ENVIRONMENT**

We rent to FAMILIES and accept reservations ONLY FROM ADULTS! **No prom, spring break, graduation groups, chaperoned or not, will be allowed to rent Swede's beach houses.** No exceptions will be made and NO KEYS WILL BE GIVEN TO ANYONE BUT AN ADULT! If Security discovers overcrowding or damage, all parties will be asked to leave promptly, without a refund of rent money. Identification must be furnished upon request.

(OVER)

### **RENTAL CAPACITY**

In order to make your stay as enjoyable as possible, please do not bring more people than the beach house sleeps, as all the beach houses are on septic systems. The total number of persons allowed in the unit at any one time is restricted to the stated limit for each property. **Overcrowding could result in a loss of your deposit.**

### **MAINTENANCE**

We make every effort to keep each property and its equipment in good working order. In the case of a breakdown, we will strive to repair it as soon as possible. WE CANNOT GUARANTEE air conditioners, televisions, VCR/DVD's, appliances, etc. **NO REFUND OR RATE ADJUSTMENT WILL BE MADE FOR MECHANICAL FAILURE. (CHARGEBACKS COULD BE MADE FOR UNNECESSARY MAINTENANCE CALLS).**

### **HURRICANE POLICIES**

In the event of the issuance of a COUNTY MANDATED EVACUATION, we will prorate your rent and credit you for the number of nights you could not occupy the rental unit.

### **ERRORS IN PRINTING**

Although every precaution is taken by Swede's Beach Properties, errors in price and description can occur in printing. We reserve the right to correct such errors, **however we cannot give refunds.** Swede's Beach Properties is not responsible for changes in furnishings and equipment by owners. The owner or Swede's Beach Properties reserves the right to cancel a confirmed reservation (with good reason) such as sale of property, any time prior to taking occupancy of the property. In the event a satisfactory property cannot be found, agent will refund all monies on account.



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