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RENTAL TERMS AND CONDITIONS

This contract takes effect upon booking your reservation and assignment of confirmation number by Dolphin Developers.

A deposit of 50% of the rental rate, minus taxes, plus a \$40 non-returnable processing fee will be accessed to hold the reservation. No property will be rented to individuals under the age of 25. A \$300 fully refundable security deposit will be authorized at the time of reservation to cover damage to the property. If there is damage incurred, less than or in excess to the authorized amount, a credit card will be debited or you will be billed for the charges incurred to repair the damages. There will be a \$35 reprocessing fee for all returned checks.

All rentals will be charged a maid service fee. Rates will vary depending upon property.

The remainder of the rent, taxes (10% Okaloosa County, 11.5% Walton County), key deposits (if applicable) and security deposit are due upon arrival. Large groups of young adults must be accompanied by at least one parent per 3 young adults. The parent MUST reside on premises of rental property. No property will be turned over for rental to anyone under 25 years of age. Parents must check in youth groups and **CANNOT** abandon the premises. One (1) parent must be in attendance at the property at ALL times. Dolphin Developers, LLC will be forced to ask the group to leave, if these rules are not followed. No refund of security deposit or rent will be made under these circumstances.

No underage drinking. If Dolphin Developers, LLC is made aware of underage drinking, we will be forced to evict the group from the premises. Both your security deposit and rent will be **forfeited**.

All tentative reservations must be confirmed with receipt of payment of Deposit in the form of credit card or check overnight. A written reservation confirmation will be mailed to you upon receipt of your deposit. Unconfirmed reservation is cancelled after 2 days.

Security Deposits will be authorized for 30 days following departure or for sufficient time to calculate and repair damages. Housekeeping will complete a walk-through and note clearly if for some reason a deduction is required from your account.

For cancellations, there will be a minimum \$100 penalty that will be deducted from the rental deposit. If the cancellation occurs within 60 days prior to arrival, the full deposit will be retained for loss of rent. If the cancellation occurs within 30 days prior to arrival, the full rent and taxes will be retained for loss of rent. There are no refunds for early departures. Reservations made within 60 days of arrival will be guaranteed and will be charged as stated above.

Maximum occupancy shall not exceed the number of people advertised. You will be asked to scale back your group or be evicted with no return of rent or security deposit. Small children are to be included in the total occupancy.

PROVISIONS: Although linens are furnished, please bring your own beach towels and beach blankets as linens are not to be removed from the unit. Any lost or damaged linens will be charged to the guests. An initial supply of paper products, trash liners, bathroom tissue and facial soap is provided. Extra items needed are the responsibility of the guest. Cleaning supplies are not provided.

Hurricane Policy. A hurricane must be named by the National Weather Service and an evacuation for Destin and/or South Walton County issued in order for you to be refunded for early departure. If this should be the case, a prorated amount will be refunded in the form of original payment.

No pets allowed in non-pet-friendly properties. If you do not abide by these rules, you will be asked to leave immediately, and you will not receive a refund of your balance or security deposit.

No smoking allowed.

Rental agreement terminates if premises are destroyed by fire or other casualty.

We cannot guarantee completion dates for homes and/or pools under construction.

All children must be accompanied by an adult while in the pool area. All children under the age of three (3) must wear a swim diaper and rubber pants when using the swimming pool and/or hot tub to prevent feces getting into the pool. If evidence of feces is found in the pool, the pool will have to be shut down for 72 hours for the appropriate treatment as per The State of Florida Regulations.

Appliances, TV's, A/C's, Pool Heaters, etc. are not guaranteed. Repairs will be made as soon as possible. No refund or adjustments upon failure.

Bunk beds may be a hazard. No child under the age of five (5) should be permitted to sleep on the top bunk of a bunk bed.

No long distance calls except by credit card or calling card unless otherwise indicated.

We provide linens and towels for use within the units only. Please bring your own beach and pool towels, and advise your party to do so as well.

Please report any damage or maintenance issues to the unit or contents during your stay so that we may make arrangements to repair prior to the next rental.

Agent of landlord or landlord may enter premises to make repairs. We will be considerate of your privacy.

We reserve the right to refuse admittance and or discontinue occupancy if such action is in the best interest of protecting our investment. In the event of eviction, no refund of security deposit or rent will be made.

Dolphin Developers, LLC shall not be liable or responsible for acts of theft or vandalism or damage to guest's personal property.

Reservations made in advance for the following year are not guaranteed as to availability until January of the reservation year.

Prices are subject to change for reservations made in advance of 6 months.

Check-in time begins at 4 p.m. and every effort will be made to have your unit ready on time. We appreciate your patience should the completion of your unit be unavoidably delayed.

Check-out time is promptly at 10 a.m. so that we may prepare for our next arrival. This includes all persons, vehicles, and luggage. An extra charge may apply unless other arrangements have been made in advance with the management company. Unit is to be left in a neat and tidy condition with no damage to the unit or its contents beyond normal wear and tear. **Furnishings are not to be rearranged or removed** from the property for use outside or in other properties.

Dolphin Developers will not be held responsible for acts of theft or vandalism or other damages to the guest's personal property or items left in the unit. Every effort will be made to return any items, but we assume no responsibility for such items.

Dolphin Developers reserves the right to change rental assignments if necessary. Properties are occasionally removed from our rental program on short notice due to change in ownership or other changes made by the owner. Should this occur to the confirmed reservation, every effort will be made to contact you by telephone or e-mail to inform you of the need to change your reservation to another suitable accommodation. Please be assured you will either be moved to a comparable property or upgraded, at Dolphin Developers discretion depending on property availability. If this situation occurs, you will be notified immediately, time permitting. Thank you for your understanding.

Dolphin Developers is not responsible for errors in its website or brochure, for property changes made by owners, or for any conditions beyond our control upon arrival.

By signing below, I also acknowledge and I agree that my credit card will be charged if damages occur.

Signature _____ Date _____

Please print your name above