



Destin Dreamers

C e l e b r a t i n g L i f e

House Rules and Rental Agreement

Contacts

Phone: (850) 733-7447

Primary Web Site: www.DestinDreamers.com



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Rental Agreement

Please read your vacation rental agreement carefully before you begin your vacation.

Any monies received by the property management company for occupancy of vacation property indicated the acceptance of the terms of our vacation rental agreement in full by all people staying in the home. All policies are strictly enforced. It is the responsibility of all guests and members of their party to be familiar with all policies pertaining to the home they are staying in. This agreement applies to all homes rented by the property management company within the Retreat at Miramar community. Additional rules may apply, please see the guide book for the home you are staying in.

RENTER REQUIREMENTS

For legal and accounting purposes, the person placing the reservation is considered the Guest of Record hereto referred to as guest. All other persons involved with the rental are considered to be the guest's invitees, and all discussion regarding reservation, cancellation, and damage policies will be discussed with the guest, not the guest's invitees. Guest invitees are still required to know the rules of the home and the guest of record will be held liable for any violations that occur by any guest invitees. Additionally, the door code will only be given to the guest of record and cannot be given to invitees by the property manager. The property manager is not responsible for invitees inability to access the rental unit due to not having the entry code.

DOWN PAYMENT / PAYMENT

Final payment will be required 7 days prior to checking-in to your vacation rental unless the channel (i.e. Airbnb, VRBO, etc.) rented through requires a different payment schedule.

DAMAGE POLICY

As a condition to the rental of all vacation properties, the property management company reserves the right to charge the guest's credit card for any and all uncovered guest/invitee caused losses and damages sustained to the vacation property throughout the duration of their period of occupancy. In the event of any uncovered guest/invitee-caused loss or damage to the vacation property, including, but not limited to, undue cleaning, eviction, service calls, service charges, a fee/assessments, repairs or replacements, plus all applicable taxes, the property management company is hereby granted the right to charge the guest's credit card or recover lost monies via the channel the reservation was made through. Payment of this reservation constitutes endorsement of this agreement, the guest hereby agrees to pay for all such charges, as defined in this agreement.



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In this agreement there are many areas where a fee may be charged the guest and the property management company will act in good faith and attempt to work with the guest on any damages or violations that occur. The property management company has these fees in place in the event they are needed to be enforced. These fees are not in place to try to increase revenue to the property management company but rather to prevent the guests from causing a loss of revenue to the property management company in the event that a violation occurs causing loss to the property management company. In other words, if you damage it, you pay for it. Many guests have found our approach to be fair and reasonable in repairing or replacing damaged items. Florida law requires these possible fees to be outlined to the guests in writing. This agreement also includes instructions on some amenities as well as assistance in knowing what to expect from the property management company.

EMERGENCIES/ MAINTENANCE

In the event of a problem getting into the vacation rental or if there are problems with condition or functionality of the vacation rental, please immediately contact the the property management company office (leave a voice message if there is no answer) at (850) 733-7447. If it is after office hours we will make every effort to return your call as soon as possible and adequately address any issues that may arise within a reasonable time and manner.

House Rules

NO SMOKING ON OR AROUND THE PREMISES. A violation to this rule is a willful or intentional act to smoke on the property or the property grounds, disregarding this agreement or the posted signs on and around the property. One violation is categorized as lighting one cigarette, cigar or a single use from any vaping device. This is a NON-SMOKING house. Smoking is only allowed away from the premises and not on the property NOR PROPERTY GROUNDS. Property grounds are defined as being within the boundaries of the Retreat at Miramar. Smoking on the outside balconies OR on the front or rear porches of our properties or in any of the Community Areas IS PROHIBITED. THIS ALSO APPLIES FOR VAPING AND CIGARS. In accordance with Florida Law 386.2 the properties have been property labelled with warning signs against smoking of any kind and you are given written notice by way of this agreement to the severity and consequences should anyone in your party violate this agreement. The property management company reserves the right to terminate any booking and evict the registered guest AND ALL parties associated with the registered guest, at any point during a reservation if there is any violation of this rule. There will be a mandatory fine for violating the smoking policy in the amount of \$250 USD. The property management company reserves the right to assess any additional fee(s) based on what is required to mitigate the cost of any damage or additional cleaning required. The property management company will attempt the mitigation first and if unsuccessful will hire a mitigation company to mitigate the smell, residue, and any harmful agents that could be inside the property, air ducts, furniture, etc.. The registered guest will be responsible to pay in full any and all fees and costs



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associated with mitigating the damage caused and additional cleaning. Every individual cigarette or cigar butt or discharged cartridge from an e cigarette found on the property, on the grounds, in the grass, or in the home can be counted as individual violations. Packs of cigarettes found in the trash and any ash found in the home / on the balconies can be counted as well as individual violations to this agreement. The property management company also reserves the right to impose additional fees to mitigate any damage caused by violation of this policy.

I understand that I, the guest of record, can be fined if I, or anyone in my party, violates the smoking policy and that I will be liable for any mitigation costs associated with violation of the smoking policy.

NO PETS ALLOWED. No pets, whether the guest's or not, are permitted anywhere on the property, even temporarily, without the prior written approval of the property management company. If a pet is found on the property, the property management company may take any or all of the following actions:

- Declare the tenant to be in violation of the lease agreement and evict the registered guest and all parties residing at the residence for the duration of their reservation without refund.
- Charge the guest an additional cleaning fee, at a minimum of \$500, for the home to be properly deep cleaned to ensure additional guests have a pet free property, as advertised.
- Remove and turn over the pet to the proper authorities after providing written notice of intention to do so.
- Guest will also be charged for any damages caused by the unauthorized pet and for any removal costs.
- Signing this agreement is my concession that I agree to the pet policy and understand that a violation can incur a fee.

TRASH: Trash is picked up every Monday and Thursday for properties at the Retreat at Miramar. The guest of record is expected to roll the trash cans out to the street and place any additional bags on the street for pickup per this agreement. For dates that trash is collected on properties outside of the Retreat at Miramar, please review the binder in each property or ask the management company. The guest of record agrees that they will not place any trash unbagged in the trash cans outside. The property management company provides starter trash bags for each stay. Please procure additional trashbags. If the trash cans are full please double bag additional bags of trash and place those next to the cans when you put the trash out for pickup. Furthermore, please ensure that every item thrown into the trash cans be placed into trash bags first and properly tied. **DO NOT OVER FILL THE TRASH CANS.** Ensure that the lid can properly close on each trash can and do not overfill and cause trash to fall out



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and blow across the community. We strive to keep our properties and neighborhoods in pristine condition. If a can is overfilled and Destin Dreamers is not notified and a staff member is required to clean up a mess as result of the guest not adhering to this rule, the guest of record may be fined \$50 per hour of labor required to clean the mess with a minimum of 1 hour charged.

I agree to the trash policy and understand that a violation can incur a fee.

ACCESS: Prior to arrival you will be emailed an access key code for the front door. If renting through another channel like Airbnb, Homeaway, etc, the code will be emailed to your email listed on the channels account. If you prefer a different email, contact us and we will update your reservation. Enter the code into the door and it will flash green and beep. Turn the lock knob counter-clockwise to unlock. You can then open the door. When exiting, please close and lock the door. Lock by turning the knob clockwise. You may have to pull the door more firmly shut when locking.

PARKING: Each driveway has a maximum number of cars, please refer to the home's welcome binder and online portal for your stay to know how many cars can be parked at your reservation location. Should you need additional parking, please do not park in the street or obstruct the sidewalk but park in the designated areas in the community for additional parking. Any violations to this rule will be subjected to their vehicles being towed by the community HOA and the vehicle owners' expense. If there is no additional parking within the community, it is the vehicles owners' discretion as to where to park their vehicle for the duration of their stay within the rules of the community where the home is located.

TRAILERS/BOATS: Absolutely no trailers, boats, jet ski's or motorcycle trailers of any kinds are allowed within the community. Failure to comply with this rule will result in the subject property being towed at the violators expense.

CARE AND CONSIDERATION: Please be courteous and respectful of our beautiful home. The features and qualities about the home that drew you to our house, we want to keep intact for future guests and vacationers and ask that you please be mindful and respectful of our belongings during your stay with us. Also, please be mindful to leave with what you came with. We do know and account for everything in the home. In the event anyone mistakenly, or not, takes an item from the home, the booking party will be responsible to replace the missing item or pay to find an equal item if the exact item cannot be re-purchased. **PLEASE DO NOT ALLOW YOUR CHILDREN TO STAND OR JUMP ON THE BEDS OR COUCHES.** The registered guest will be charged for any damage to furniture up to the cost of repairing the furniture plus a \$50 fee for the management company labor to coordinate repairs.

SUN TAN LOTION: Do not sit down on any of our furniture if you have just put on sun tan lotion on and are ready to go to the beach or returning from the beach. Sun tan lotion WILL stain and ruin our sofas, bed spreads, throw blankets and anything else it comes into contact with which the registered guest will be 100% responsible to reimburse the property manager to have damaged items cleaned or replaced. The property manager reserves the right to charge what is necessary to repair or replace the damaged items.



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VACUUM: The property managers are very particular about cleanliness and we want our guests, who share our mindset, to have the ability to clean and maintain a clean home during your stay. As such, there is a provided vacuum cleaner in the laundry room, or in the garage, plus basic cleaning supplies for you to use during your stay and we absolutely welcome and applaud cleanliness.

MARGARITAVILLE MARGARITA MAKER (If applicable - please check if your home has this amenity in the listing and or home guide): Only operators (operator meaning “a person who operates or intends to operate a machine”) over the age of 21 and sober are allowed to operate this machine. Proper use and understanding of the unit is required to operate it efficiently and safely. If you would like us to train you on how to properly use a Margaritaville Margarita Maker, please refer to the online portal or DestinDreamers.com or Youtube for a video explaining the operation of the machine. Just internet search Margaritaville 3 Margarita Maker usage video. You can also ask us for assistance, we would be happy to assist you so no one gets hurt and the unit doesn’t get damaged. Please do not place any parts of the margarita maker in the dishwasher. All parts are to be hand washed **WHEN NOT PLUGGED IN**. To operate, place ice in the top reservoir of the unit and ensure the lid is properly screwed back on. Do not force the lid on, it screws clockwise until it seats properly. Ensure all 3 pitchers are properly seated under each terminal. Turn the 3 dials below each pitcher to the desired mix (rita, colada, etc.) and once all 3 are selected, press the “ON” green button at the center of the unit. If only 1 or 2 of the pitchers is desired, turn the dials not in use to “OFF” so ice is not used. Refill ice as needed. There is additional ice in the freezer (ensure ice is turned to “ON”) for the ice maker in the freezer.

OPAL ICE MAKER (If applicable - please check if your home has this amenity in the listing and or home guide): There is no water line to the ice maker. To add more ice, simply pull out and remove the ice reservoir and fill the unit up to the “FILL” line which is directly under the ice reservoir once the reservoir is placed back into the unit. Usually about (3) 12 ounce cups fills the unit up. Once full, the ice maker will begin making more ice. Refill as often as needed. Ice melting just simply gets redistributed back into the reservoir you first filled up and remade into ice.

GOLF CART: Please read through all of the “Golf Cart Rules” which will be in the house book. In the house will be a form to fill out to get setup with golf cart. Instructions are on the form. We will need you to text copies of each drivers license and vehicle insurance. Once we receive this and the signed form, you will be given 1 key to the golf cart. Please do not lose this key or there will be a charge to replace the key. There is also a garage door opener in the front compartment of the golf cart. Please see the videos in the online portal for operational instructions or just give us a call and we can talk you through it. Make sure before pressing the gas pedal you are aware and confident in the proper operation of the golf cart and feel free to ask us for further instruction if this isn’t clear. Please make sure you clean the golf cart of any sand and trash prior to checking out. There is a provided water hose on the right side of the house for you to use. Please fill up the gas tank on your last evening/morning. Rules can be found further down in this agreement.

TV USES: Each bedroom has their own TV. The TV’s are all smart TV’s and allow for wifi enabled applications such as Netflix, etc. to be played. Each TV has a HULU +Live T.V. subscription for your enjoyment. Please call or text with any questions or concerns about the usage of the TV’s.



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TOWELS/LAUNDRY: For going to the beach please DO NOT use the provided white bath towels. Please use the colored beach towels provided in each bedroom, if provided. A washer and dryer are provided for any additional mid stay laundry needs you require. Washer and dryer are to be operated at your own risk and discretion. Please have an understanding of how to operate these appliances prior to use or we can assist you with showing you how to properly use so nothing gets damaged. We will not be responsible for any damages to personal clothing or belongings placed into these appliances. There will be 2 laundry detergent "pods" or detergents available for use but DO NOT use if you do not think it is suitable for your clothing. Additional detergents may need to be purchased, by yourself, for certain washes needed during your stay.

APPLIANCES: The Guest is responsible for all uses and operations of any onsite appliances. Please have a clear understanding of the proper operation and use of each appliance in the home prior to using. You will be responsible for any damages caused from improper use to any of the provided appliances ("Appliances" meaning but not limited to washer, dryer, oven, refrigerator, freezer, dishwasher, kureg machine, microwave, opal ice machine, margarita maker, mini fridge, etc.)

OUTDOOR AREAS: Please use at your own risk. At no time is anyone permitted to stand on or climb over any of the outdoor furniture on the balconies due to their height from the ground and their proximity to the handrails. Please DO NOT sit on or hang on any of the outdoor safety rails on the balconies or stuccoed half walls on the balconies. Please do not allow any children to be left unattended on the balconies. The property management company / homeowner is not responsible for any injuries or accidents resulting from not following this rule.

CLUB HOUSE USE: The Clubhouse Rules are posted but here are some of the basic rules to be aware of. The pool hours are 7:00AM - 10:30PM. This is a NON-SMOKING facility as well and is strictly enforced. NO GLASS is permitted in the common areas near the pool at any time. We encourage you to have dinner out at the clubhouse, just be mindful that all cups and plates brought must be plastic. Many of the plates and cups we provide are not glass and can be brought but you need to verify first that you are bringing the provided plastic ware and not glass. Alcohol is permitted in the clubhouse area but not in glass bottles. Fishing is allowed in the pond but is CATCH AND RELEASE ONLY. Do NOT use any of the minnows as bait to catch larger fish. TV's are there to be used and if its manageable, please place the outdoor covers back on the TV's when finished. The outdoor GREEN EGG bbq grills are for you to use, when not in use by anyone else. There is provided LUMP charcoal there to use. No other form of combustible material is allowed to be used in the GREEN EGG grills. A fire starter is permitted but PLEASE DO NOT USE LIGHTER FLUID IN THE GREEN EGG GRILLS; doing so can damage the grill. An instructional video can be found in the online portal concerning the use of the Green Egg Grills. There are bathrooms and outdoor showers at the clubhouse to use. Please wash off in the outdoor shower prior to jumping into the pool.

If there are any issues with the club house, pool, or pond the property manager is not responsible. The club house, pool, and pond are all maintained by the HOA and the only recourse the property management company has is to report issues to the HOA. If any guests find issues with the pool, green egg grills, pond, or club house, please let the property manager know and the property manager will communicate those discrepancies to the HOA.



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TROUBLESOME GUESTS IN OTHER HOMES: We ask you to be kind and considerate of others. In the event another group is not following the rules established for the ENTIRE community, please kindly be respectful should you feel the need to educate them and feel free to reach out to us directly and immediately as we will be happy to enforce our community rules so everyone is respectful of our community. If there is loud noise after hours please call the non-emergency number of the Sheriff's department located in the home's guidbook and report the noise.

EMERGENCIES: There are surveillance cameras around our community, however, if you feel someone looks suspicious and does not belong, please let us know so we can make contact with them and find out their intentions. If there are any life threatening emergencies please immediately call 911.

BUNK BEDS: Guests weighing over 250 lbs will not stay in free standing bunks. Guest acknowledges all bunks are six feet, two inches in length.

WET TOWELS: Guests will not leave soaking wet towels, bathing suites, nor any clothing on top of any furniture as some of the furniture may warp from the direct contact with heavy moisture over a prolonged period. The registered guest is 100% responsible for any damages caused from wet towels or any other wet items being placed on the furniture. Much of the furniture cannot be replaced with the exact piece purchased so a replacement cost will be determined from which the Guest of Record will be responsible for paying.

I agree to the wet items policy and understand that a violation can incur a fee.

MAKEUP: Most makeup will stain towels, sheets, pillow cases, comforters, etc. irreparably. Black makeup towels are provided. Please do not wipe makeup on any towels or rags other than the provided makeup towels. If makeup is found on any blankets, towels, sheets, etc. the guest will be charged an additional cleaning fee and / or for the replacement of the items damaged by makeup.

I agree to the makeup policy and understand that a violation can incur a fee.

CHECK IN AND CHECK OUT TIMES: The check-in time is 4:00 PM CST and the checkout time is 10:00 AM CST. If early check-in or late check-out is desired an unoccupied rate can be charged if the property is available as a fee. Please contact our offices if you want an early check-in or late check-out. If early check-in and late checkout is not arranged for prior to the reservation check-in date, the property management company does not guarantee either. If the guest checks out after 10:00 AM CST without making arrangements to do so with the property manager then a fee of up to the price of a night's rent per current market pricing may be charged. Please see our up to date early check-in policy and late checkout policy at the property manager's website.

I agree to the checkout policy and understand that a violation can incur a fee.



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CANCELLATIONS: Power/ weather related cancellation: the property management company does not issue refunds due to acts of nature such as: weather, hurricanes, road conditions, snow conditions, power outages forest fires. It is strongly recommended that the guest procure travel insurance. Please see our up to date early check-in policy and late checkout policy at the property manager's website. COVID 19 policies are addressed at this location as well.

Additionally, the cancellation policy of the site you are booking on applies to the reservation you make.

I agree to the cancellation policy and understand that a violation can incur a fee.

PLUMBING: Do not put any feminine products, towels, wash cloths, wet wipes, cleaning wipes, paper towels, nor anything else that is not toilet paper in the toilet. Plungers are provided if a clog occurs. Please do not pour grease down the drain.

SECURITY & safety risks: Always lock doors and windows when you leave the vacation rental! When you rent the vacation rental, you assume responsibility for it and its contents, as well as your personal property. Always lock the doors and windows when you leave the vacation rental. The property management company does not assume any responsibility for injuries resulting from your failure to use due caution. Children must be supervised at all times. Candles are not allowed due to fire hazard.

RENTAL AGREEMENT

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned manager Destin Coastal Escapes LLC ("Rental Agent") DBA the property management company, pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest or invitee is defined as any human being outside of the womb staying overnight at the property. The number of guests applies to children / infants as well.

Guest of Record is defined as the guest renting the property either through a booking channel such as Airbnb or through direct booking on www.destindreamers.com.



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The guest of record acknowledges that they are 25 years of age at the time of booking and understands that persons under the age of 25 are not eligible to rent any of the property management company' properties.

Guest agrees that no more than the maximum number of persons listed on this listing shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement. Additionally, only guests are allowed at the pool and pond.

Guest agrees that no more than the number of guests listed on the booking will be staying in the property. More guests than the allowed number of guests cannot be paid for to stay. The maximum occupancy number is established by the State of Florida and cannot be violated. Children, even infants, qualify as a guest; which, means every person in the house adds to the number of guests in the house.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk. Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

Trailers of any kind including boats and jetskis and RVs are not allowed in the Retreat at Miramar at anytime per the HOA of the Retreat at Miramar.

Damages will be recouped from the insurance(s) purchased through HomeAway, Airbnb, and / or Safely (if direct booking). Normal wear and tear will not be deemed as damages. Accidental damage will be



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considered damage. The guest agrees to pay any deductibles for any damage or loss claims submitted if the guest is found at fault. A loss claim is when an item in the house goes missing. A guest is deemed at fault when the property was known to be in working order or was present at their check-in and then is damaged or missing after check-out. Claims will be filed in a timely manner by the property management company.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever. Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE



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Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities, or while operating and using the provided golf cart. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

CHECKOUT

1. Please turn off all lights.
2. Please place all dirty dishes in the dishwasher. Please do not place any pots, pans or the provided cutlery in the dishwasher as they all need to be hand washed. We will provide drying mats to set cleaned pots, pans and cutlery on the countertops located in the cabinet under the sink.



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3. Pile linens and pillowcases on each bed. Place bath towels in each connected bathroom. Please do not

remove the protective cover over the mattresses underneath the sheets. Leave them on the beds for us to clean. Keep pillows, throw blankets or quilts on the bed. Please do not make any beds that were used so there is no misunderstandings about what is or isn't clean for our cleaning service.

4. During Summer Months: Set the AC thermostats to 74 using each floors thermostat. Each floor has a thermostat next to the stairwell.

5. During Winter Months: Set the heat to 70 using the thermostat. Each floor has a thermostat next to the stairwell.

6. Trash is picked up every Monday and Thursday; please place trash cans ready for pickup outside in front of the house on these days for pickup, if you are here for those days. Upon check out if no trash has been picked up during your stay, place all remaining trash in the provided trash can for us to pick up.

7. Please take all trash out of the bathroom waste cans and the two trash cans in the kitchen and throw them in the provided trash cans outside.

8. Ensure that the golf cart key is left at the home prior to leaving or there will be a charge to replace the key. Please also ensure the tank is full for gas powered carts.

9. Please ensure the garage door opener is left with the golf cart key in the front compartment of the golf cart. Please fill up the tank prior to departure.



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10. Please leave the margarita mixer on the countertop for us to clean and do not try and disassemble to place in the dishwasher (if applicable).

11. Please make sure each bedroom remote control for the each tv is left on the dressers or on the nightstands where you found them.

12. Please do not leave a large mess.

LARGE MESS UPON CHECKOUT

Guest agrees to leave the property in a reasonably clean condition upon checkout. If a large mess, that requires additional cleaning staff than what is normally required to clean the property in the allotted time, is left upon checkout, the guest will be required to pay for extra cleaning staff to complete the cleaning in the allotted time. Photo evidence demonstrating the additional cleaning requirement will be made and presented to the channel the guest booked through or provided to the guest directly and the payment required will come out of the security deposit.

- I agree to the cleaning policy and understand a violation can incur a fee.

Additional Terms to the Rental Agreement

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of Miramar Beach, Florida. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives and authorized users. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the



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contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. The execution of a payment, online acceptance of these terms, or digital signature shall be deemed a valid signature.

Guest Verification

I give permission to SafelyStay, Inc., to verify my identity, and check criminal databases in order to confirm my reservation. Complete terms regarding Safely's guest verification can be found at www.safelystay.com/terms-of-use. Please contact Safely at Concierge@Safely.ai, or go to www.Safely.ai, if you have any questions.

Trust and Safety

This applies to VRBO and Direct Bookings only.

The SafelyStay, Inc. Trust and Safety Fee for VRBO and direct bookings includes up to \$10,000 of coverage for contents damage and up to \$100,000 coverage for property damage and bodily injury. Complete terms regarding the Trust and Safety coverage can be found at www.safely.ai/DestinDreamers. The Trust and Safety Fee is refundable only if the reservation is cancelled in writing at least twenty-four (24) hours prior to arrival date. Any deductible or minimum claim amount will be the responsibility of the Guest, and the property management company will process using the form of payment on file for Guest.

Golf Cart Usage and Rules

GOLF CART USAGE

The Guest must fill out a short insurance form for the golf cart. This form can be completed online by the guest and all drivers over 21 or in person upon check-in.



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The golf cart key will be provided in the front compartment of the golf cart inside a bag. The garage door opener will also be in the front compartment in a bag upon arrival. Please keep the garage door opener in the front compartment of the golf cart at all times.

Please note a copy or picture of EVERY golf cart operator's driver's license is required prior to arrival.

If you're from the United States, you'll be required to present:

- ▶ A driver's license of every guest who will be driving the cart
- ▶ A copy of your driver's insurance to keep in the golf cart (if applicable)

If you're an international driver, you'll be required to present:

- ▶ A driver's license of every guest who will be driving the cart
- ▶ Passport
- ▶ International driving permit (for EU/UK and other international drivers)
- ▶ A copy of your driver's insurance to keep in the golf cart (if applicable)

*Because the golf cart is street legal, it classifies as a road vehicle.

Golf Cart Rules:

The Guest agrees to keep the provided golf cart and any accessories to the golf cart in the same condition as received. This includes, but is not limited to, cleaning the golf cart of all trash and washing the golf cart, with the provided water hose, of all sand.



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For carrying items on the golf cart, there is a provided rack on the back of the golf cart to carry beach chairs that can safely and securely hang, as designed, off the rack. The back seat also flips over to allow for storage. No other means of carrying items is permitted. Please do not carry items insecurely or on any seats unless being held by the Guest at all times.

Some golf carts are gas operated, not electric. For gas powered carts, under the driver's seat there is a manual lever to switch to reverse, neutral or forward. Once stopped, the golf cart will automatically shut off. However, please ensure the headlights are turned off and the key is in the OFF position when not in use so the battery does not drain. The Guest is NOT responsible to ensure the golf cart is refueled when returning the golf cart to the Rental Agent.

The Guest acknowledge that a \$45 charge will be charged to the Guests credit card on file in the event the Guest loses or misplaces the golf cart key or the garage door opener that is provided at check in.

The Guest understands and agrees that the Rental Agent shall not be liable for damages of any kind whatsoever to the golf cart or injuries sustained to the Guest while in the Guests care. The Guest agrees to hold the Rental Agent free from all such damages and injuries sustained.

The Guest agrees to pay or reimburse the Rental Agent on the return of the golf cart, for all charges incidental to all breakages or damage to the golf cart while in the Guest's care.

The Guest agrees that no more than 6 authorized persons are allowed in the golf cart at any time and **MUST WEAR SEAT BELTS AT ALL TIMES** while in operation.

The Guest accepts FULL responsibility to uphold all local laws while operating the golf cart. The Rental Agent will not be held responsible in any way for any accidents caused, parking tickets, or violations under the Guests care.

The Guest acknowledges that only a person over the age of 21 with a valid drivers license and current (meaning "up to date") vehicle insurance is allowed to operate the golf cart.

The golf cart is NOT permitted on any roads posted over 35mph speed limits and at no time are the Guests allowed to operate the golf cart on Hwy 98.

The Guest hereby warrants to the Rental Agent that the Guest operating the golf cart possess motor vehicle insurance that covers the golf cart and personal injury to the Guest, additional persons riding with the Guest and other motor vehicles, while in the Guest's care. The Guests Insurance Policy is Primary to ALL claims, accidents, injuries and/or suits while under the guests care.

For gas powered carts, the cart will come with a full tank of gas. During the stay, the guest is responsible for buying additional gas needed. The guest should fill up the cart at the end of their stay.

If the cart is battery powered, the guest will ensure the cart is plugged in and charging each evening after the day's use and upon checkout. When taking the cart away from the property, the guest will take the charging cable in the compartment under the front seat in case a charge is needed while away. This will ensure the cart is charged for you and future guests.



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The guest will lock the door between the house and the garage and shut the garage when leaving the house.