



*242 Admirals Row  
Hilton Head Beach and Tennis Resort  
Hilton Head Island, South Carolina*

## **Rental Policy Agreement**

Effective as of March 13, 2007

**Failure to comply with the following terms and conditions can result in additional charges to your balance, loss of your reservation, or denial of future reservations.**

**The owner reserves the right to refuse reservations based on age, credit risk, or adverse rental history. Reservations may also be denied if rental requests are made less than one week before the desired arrival date.**

**By reserving your vacation rental, you, the Renter and Guest(s),  
agree to adhere to the following policies:**

**This is a non-smoking unit. No pets are allowed at the resort.**

### **Prepayment**

You may reserve this rental by phone or by E-mail. Your reservation is subject to availability. A deposit of \$150 should be sent within 5 days of your confirmation to reserve. Failure to do so can result in the forfeiture of your reservation.

A confirmation email will be sent upon receipt of your prepayment. The remaining balance is required to be paid at least 3 weeks (21 days) prior to your arrival date. Failure to do so will result in the forfeiture of your deposit as well as your reservation. Returned checks will result in the forfeiture of your reservation and you will be assessed a returned check fee.

### **Cancellation**

If a cancellation occurs at least 60 days prior to arrival, your deposit will be refunded minus a \$50.00 cancellation fee. Cancellations occurring less than 60 days prior to your scheduled arrival will result in forfeiture of your entire deposit.

### **Arrival/Departure**

Directions, resort pass, maps, and key access will be sent when the balance is received.

Weeks run from Saturday to the next Saturday. No check in or check out is necessary. Arrival time is after 4:00 p.m. Departure is by 10:00 a.m. All keys must be locked in the lockbox upon departure. Missing keys will result in additional charges.

Only arrangements made between the Owner and Renter will be honored. If any problem occurs during your stay, the Owner must be notified immediately. Further actions must be discussed in detail with the Owner before a solution can be acted upon. If the Renter fails to discuss a solution with the Owner or takes an alternate course of action in lieu of the solution agreed upon by both Renter and Owner, the Owner will not be held responsible for any reason for any extra expenses incurred on the part of the Renter and will not be held liable for any refunds, reimbursements, etc.

### **Early Departures/No Shows**

We are not responsible for events beyond our control, including all weather related issues. Your payment cannot be refunded in the event of Early Departures, No Shows, or for any reason you choose to leave the condo before your scheduled check-out date. Only emergency situations which result in a confirmed Mandatory Evacuation of the island will be considered regarding a prorated rental refund. The Owner is not liable for any expenses incurred by the Renter upon leaving the condo.

You are also responsible for the safety of your personal effects and valuables stored in the condo during your stay. We are not responsible for any valuables or other items left behind once you depart.

### **Damages**

Renters are responsible for repairs and all related costs of any damages, beyond expected normal wear and tear, to the condo or its contents during occupancy. If damages are discovered upon arrival, they must be reported by the arriving Renter within the first 24 hours of your stay. **Any damages not reported within the first 24 hours will default to your responsibility.** Any damages which occur during your stay must be immediately reported to the owner. If damages are discovered after your stay, you will not only be required to reimburse the owner for repairs and all related costs, but you will also be denied any future reservations of the condo until full reimbursement has been made.

### **Accommodations**

A starter supply of bath/face soap, toilet tissue, bed and bath linens are provided only once at the beginning of your stay unless other arrangements are made in advance. Added arrangements must be requested at least one week before your scheduled arrival and will result in an additional charge to your balance.

You may want to bring large beach towels since the towels provided are for inside the unit only. If you are planning to spend a lot of time in the water, you may want to bring several extra towels. Coin operated laundry facilities are available on the second floor. Internet access is available and arrangements for setup must be made with Guest Services (payable to the resort) after you arrive. Charges will be at the daily, weekly, or monthly resort rate.

### **Occupancy & Resort Policies**

The condo is limited to 6 persons. **Smoking is not permitted. No pets are allowed in the resort.** There are kennels available on the island for pets. All garbage and perishable items should be removed from the unit prior to your departure. South Carolina laws prohibit the use of charcoal grills in or around the condo. There are grills available in the nearby designated picnic areas.

**The resort does not allow towels or other items to be hung from balconies. Hooks have been provided on the balcony for your convenience.**

### **\*\*IMPORTANT\*\***

Please note that areas directly adjacent to stairways and ramps are always designated as **NON PARKING** areas. Parking there blocks the way for other guests to access stairs/ramps. If the other legal parking spots are full at the end of the building, there is ample parking in the lots around Admirals Row. Do **NOT** park in marked handicapped spots (unless you have the required handicap placard properly displayed in your vehicle). Please be considerate to other guests.

If you park in any of these mentioned areas at **ANY TIME**, you **WILL** be assessed a parking ticket by the resort for violations **beginning with the first offense.**

**You are 100% responsible for the payment of parking tickets which you incur.**

The owner is **NOT** responsible for your parking tickets – **you will be held accountable for your own actions.** Please note that unpaid parking tickets may result in legal action against you and the refusal of future rentals of the condo as well.

### **Phones**

There is a phone in the unit that can be used for unlimited free local calls. Please make arrangements for your long distance calls to be collect or credit card. If no arrangements are made, you will be held responsible for any charges incurred during your stay.

### **Maintenance and Housekeeping**

Call A1 Systems for maintenance or cleaning problems at (843) 342-3400.

### **To Contact Us**

Call Rocco Lucadamo

Home (724) 773-8030

Cell phone (724) 601-1262

E-mail: [rocco@hiltonheadbeachsidecondo.com](mailto:rocco@hiltonheadbeachsidecondo.com)

Any questions or problems regarding the above terms and conditions must be voiced to the Owner at least three (3) weeks before your scheduled arrival, otherwise, it is confirmed that you accept and understand this Rental Policy Agreement.