

HOUSE RULES

Pursuant to Florida statute **509.101** the following are the [rules and regulations for the management of the establishment](#) . Failure to adhere to the “House Rules” will be considered sufficient cause for immediate termination of your stay and all monies paid including security deposit will be forfeited; additional compensation of others you inconvenience may be required.

Check-out time is 10am.

No smoking indoors.

All adult guests must provide a photo of driver license prior to check-in. txt 816-744-0048 or email to info@paradisebythesea.us

Keep out of the sand dune and sea oats. They are there to protect the beach from erosion.

At no time shall the occupancy of the vacation rental exceed 15 persons. No pets.

Any disturbance resulting in police action or neighborhood complaints is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

No alcohol on premises during Spring Break season from March 1 to April 30. At least one guest must be over 25.

There is no housekeeping service during your stay. You may contact us for additional services at the number in the guest book.

The house is on a septic system. Please do not put anything other than toilet paper in the toilet. No paper towels, no women’s products, no harsh chemicals that may kill the septic biome.

Trash pick-up is on Thursday morning sometime after 5am. Please put the trash bin out by the road Wednesday night. Thursday night, bring the bin back and put it in the storage room.

Charcoal grilling is permitted on the ground level only. No charcoal grilling inside carport or on the deck.

Guests may not access storage spaces.

No refunds for early check-out

The deposit will be used to offset damages to the rental property and its furnishings caused by Guests and their visitors. Owner may use all or part of the security deposit to repair any damage caused by the Guests. Should the damage amount exceed the amount of the deposit, the Guest remains liable for the balance. All adult occupants are jointly and severally liable for any damage caused by any adult occupant and will indemnify owner from all claims arising from their occupancy.

The following articles are forbidden inside the house: Animals and birds; gasoline, explosives, or any other flammables; offensive smelling items; Firearms; excessively bulky objects; fireworks, incense sticks, candles.

You are required to pay in full at the time of service for any special services that you request.

Guests may use the internet but may not modify or hack any of the network components.

Security cameras are present on the property.

Departure Information

- Put all your dirty dishes in the dishwasher and run it.
- Take your trash to the trash bin. If you put garbage in the trash, secure the lid from bears and other critters with a bungee.
- Don’t make the bed. If you used towels, leave them on the floor in the bathroom.
- Put the toys away.
- Secure the patio furniture on balcony. High winds may damage the light patio furniture after you leave.
- Please try to leave the place better than you found it. If you used it, replace it.
- Set the thermostat to 85 for summer cooling and 65 for winter heating. There are 3 thermostats
- Close and lock all doors and windows
- Check-out time is 10am, No exceptions to the check-out time, sorry.
- Put the key back in the lock-box. Lock the lock-box. Text “checking-out” to 816-744-0048

Cancellation

Paradise by the Sea has made a "Cancel for any Reason" insurance policy available to guests at a reasonable cost. We strongly encourage you to purchase that insurance policy. Direct book reservations are discounted to offset for this cost. Guests who do not purchase the insurance will not get a refund for any reason; including hurricanes, pandemics, illnesses, etc. except as specifically allowed through their booking website.

Liability Waiver

I am aware that my stay at the Property involves risks that may result in serious bodily injury and/or death. Some of the risks include, but are not limited to, drowning, slips, trips, falls, cuts, adverse weather conditions, the acts or omissions of guests or visitors on the Property during my stay, and the condition of the Property. I understand that the description of the risks in this Release of Liability, Waiver of Claims and Assumption of Risk (the "Document") is not complete and that other risks or events that are known or unknown, anticipated or unanticipated may result in serious bodily injury and or/death.

In consideration of being permitted to rent and stay at the Property, I agree on my own behalf and on behalf of my family and guests and on behalf of my children and all minors in my care, custody or control (hereafter also included in "I" or "my") to assume full responsibility for the risks identified herein and those risks not specifically identified. I hereby release from liability and waive any and all claims that I have or may have in the future against Paradise by the Sea LLC and its members, principals, agents, officers, employees, and representatives (collectively "Releasees") as well as the landlord/owner of the Property.

I understand and acknowledge that being in or near the ocean present various risks and hazards, including strong currents, unexpected wave activity, floating debris and other potential hazards. I assume all such risks associated with being near or in the ocean.

I agree to fully and forever release and discharge, and not to sue Releasees for any injuries or damages, including property damage that may result from arise out of or be related in any way to my rental and stay at the Property. If any portion of this Document shall be declared unenforceable for any reason, the unenforceable portion shall be considered severed from the Document and the remainder of the Document shall not be affected and shall be valid and enforceable to the fullest extent permitted by law.

By signing this waiver, I assume all risk, and take full responsibility and waive any claims of personal injury, death or damage to personal property associated with activities and events during or related to the stay in the subject property.

I ACKNOWLEDGE THAT I HAVE READ THIS ENTIRE DOCUMENT AND THAT I UNDERSTAND ITS TERMS AND AGREE TO BE BOUND BY THEM. I UNDERSTAND THAT THE EFFECT OF THIS DOCUMENT IS THAT I AM RELEASING LIABILITY AND WAIVING MY RIGHT TO SUE RELEASEES AND I AM ASSUMING RISK FOR MATTERS RESULTING FROM, ARISING OUT OF OR RELATING IN ANY WAY TO MY RENTAL AND STAY AT THE PROPERTY, INCLUDING BUT NOT LIMITED TO PERSONAL INJURY, DEATH AND PROPERTY DAMAGE. I ACKNOWLEDGE THAT THIS DOCUMENT APPLIES EVEN IF RELEASEES MAY BE NEGLIGENT IN WHOLE OR PART. I UNDERSTAND THAT THIS DOCUMENT APPLIES TO AND SHALL BE EFFECTIVE AND BINDING UPON ME, MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVE, ESTATE, AND ALL MEMBERS OF MY FAMILY, MINORS, AND OTHERS IN MY CARE, CUSTODY OR CONTROL.

License Agreement

The undersigned Guests are granted a license to use the property at 2664 Hwy 98 W, Carrabelle FL for the dates reserved {BARR} to {BDEPDAY} having agreed to pay {BTAMT}. Guest has read and agreed to the house rules and liability waiver. Undersigned hereby accepts full responsibility jointly and severally for all loss, damages, injuries or extra cleaning caused by the guests or other guests of guests at Paradise by the Sea LLC (a Florida Corporation) during the reservation period. Paradise by the Sea LLC may charge \$50 for each violation of the rules or person over occupancy; smoking indoors or pets will incur a \$500 deep cleaning charge; in addition to any damages caused. Should this agreement conflict with your agreement with an online travel agent, this agreement is controlling. Choice of law is Franklin County Florida.

The contracted occupancy in the house and deck is {BNGUEST} persons. Day-use-guests above that limit may be accommodated so long as the house/deck occupancy limit is honored at all times and day-use-guests are pre-registered, with a \$35 per head per day day-use fee with a maximum of 20 total. Guest is responsible for complying with all government ordinances. If guests causes an ordinance violation, guest must pay all fines and hold Paradise by the Sea harmless. Guest warrants that they have checked with Franklin county and will be in compliance. For example, if you cause us to lose our business license because of a party that violates an ordinance, you will be responsible for the business loss.

Each guest must be registered and agree to this License Agreement, House Rules and Waiver. The undersigned agree to indemnify the host and hold harmless from any unregistered guests. Please collect electronic signatures from each adult using the link provided. You may return IDs in your online reservation portal or by email to info@paradisebythesea.us or text to 816 744 0048; please tell us which group or date.

Additional Guest Signatures:
