

**Please sign and return one copy of these rules, and
keep the other set for your records. Your signature, or
electronic signature, is your agreement to abide by
these rules for
Bama Bed & Breakfast.**

1. **Check-in time** is after 4pm CST, and **Check-out time** is by 11am CST.
2. This is a **NON-SMOKING (including electric cigarettes)** property - EVEN OUTSIDE on the property!
3. **Pets are only permitted** with owner consent. *Be aware that we have a small dog and cats that live in and on the premises .
4. We do not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. **Damage/Reservation Deposit** - A damage/reservation deposit is required and held with a credit card. The deposit automatically converts to a security/damage deposit upon arrival. *The recovery of damages, if necessary, will not be limited to the amount of the damage deposit.* The deposit is NOT applied toward rent; however, it is fully refundable within 14 days of departure, provided the following provisions are met:
 - a. No damage is done to the inside unit or its contents, or the surrounding exterior property or its contents.
 - b. No charges are incurred due to contraband, pets, or services rendered during stay.
 - c. All debris, rubbish, and discards are placed in the dumpster.
 - d. All keys to the unit are left on the kitchen counter, and the unit is locked.
 - e. No linens are lost or damaged.
 - f. No early check-in or late check-out unless approved by the owners.
 - g. No loud or drunken behavior occurs anywhere on the property/premises (Quiet-Time is observed from 10pm until 9am daily).
 - h. No tobacco products of any kind may be used anywhere on the property/premises.
 - i. Rules for the swimming pools (NO Lifeguards - Swim at your own risk!), and lake (NO swimming), and boats (use at your own risk) are followed. The specific rules are located in a handbook within each suite.
 - j. All additional rules listed in the Guest Handbook were followed.
 - k. The renter is not evicted by the owner or representative of the owner, or the local law enforcement.
6. **PAYMENT** - Your deposit has already been received. The BALANCE OF THE RENT is due sixty (60) days prior to your arrival for event dates, and 7 days prior to non-event dates. Key instructions and directions to Bama Bed & Breakfast will then be sent.
7. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation of event dates, and a seven (7) day notice for non-event dates. Cancellations that are made more than sixty (60) days prior to event arrival dates, and seven (7) days prior to non-event dates, will incur no penalty (other than a \$50 processing fee). Cancellations, or changes that result in a shortened stay, that are made less than sixty (60) days of event arrival dates, or seven (7) days prior to non-event

dates, will forfeit the full advance payment. An early departure after arrival does not warrant ANY refund of any portion of the rent. If the final payment is not received by the due date, then the reservation is cancelled without a refund of the deposit. We suggest you purchase trip-cancellation insurance. Management reserves the right to cancel or change a reservation up to and until your full payment has been received.

8. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advanced payment, deposit, and/or rental payment, and the party will not be permitted to check-in.

9. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

10. **Hold Harmless Clause** -

This agreement is made upon the express condition that Bama Bed and Breakfast Inc. – Campus or Lakeside, Bama Bed and Breakfast LLC, Roberts Properties LLC, Marc & Kim Roberts, Windswept Neighborhood Association, Sherwood Drive Neighborhood Association, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury, or death to any person or property of the Permittee, its agents or employees, or third parties, from any cause or causes whatsoever while in or upon said premises, neighborhood, lake, or any part thereof during the term of this agreement or occasioned by any occupancy or use of said premises or any activity carried on by the Permittee in connection herewith, and the Permittee hereby covenants and agrees to indemnify, defend, save and hold harmless Bama Bed and Breakfast Inc. – Campus or Lakeside, Bama Bed and Breakfast LLC, Roberts Properties LLC, Marc & Kim Roberts, Windswept Neighborhood Association, Sherwood Drive Neighborhood Association, its agents and employees from all liabilities, charges, expenses and costs on account of or by reason of any such injuries, deaths, liabilities, claims, suits or losses however occurring or damages growing out of the same.

12. **HURRICANE OR STORM POLICY** - No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuation in a “Tropical Storm/Hurricane Warning area” that causes the cancellation of the event you are attending in Tuscaloosa, and/or
- b. A “Mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning” area of the residence of a vacationing guest.
- c. The day that the National Weather Service orders a “Tropical Storm/Hurricane Warning” for the Tuscaloosa area, we will refund:
 1. Any unused portion of rent from a guest currently registered,
 2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted: and
 3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the “Hurricane Warning” period.

By signing below, I (& any members of your group) agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____

Print: _____ **Date:** _____