

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 Lakeside Retreat.

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! If you choose to smoke, it must be within your own vehicle, or up on the street (remove evidence).
3. **Pets are only permitted** with owner consent. *Be aware that we have cats that live in and on the premises when owners are present. When owners are not present, the cats only have access to the laundry room and yard. The laundry room door into the house must be kept closed at all times (unless you like to snuggle with cats).
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, its contents, the surrounding exterior property or its contents, or the surrounding property/contents of any other properties within the neighborhood or surrounding area of this rental property.
 - 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 doors & windows to the property are kept locked when guests are not on-site, and upon their final departure.
 - e. No linens are lost or damaged. Wet towels are always hung up & not placed on furniture.
 - 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 outside, and 11pm-8am inside).
 - 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.
 - l. No visitors have been allowed onto the property without written permission from management - **NO PARTIES OR GATHERINGS WITHOUT WRITTEN PERMISSION FROM OWNERS.**
 - m. No rental equipment, or personal equipment (tents, chairs, tables, grills, smokers, etc.) have been brought onto the property without written permission from management.
 - n. If you exceed the maximum number of people allowed, WITHOUT PRIOR PERMISSION & payment of the required extra person fee, you will be subject to losing your ENTIRE damage deposit, in addition

to being charged the extra person fee.

- o. Owners and/or management are allowed to access the Bama Lakeside Retreat and property without prior notice, and at any time, to inspect for any suspected violations to these rules.
- p. No complaints from any neighbors have been lodged against you.
- q. Extra bedding has not been brought into the house without written permission of management.
- r. No additional pallets, cots, airbeds, or any other bedding are allowed at the Bama Lakeside Retreat without prior permission. Prior permission must be granted or you will be subject to losing your entire damage deposit.
- s. No furniture (inside or outside) has been moved without permission of management or owners.
- t. **No more than 6 vehicles are allowed** to park at the Bama Lakeside Retreat. If you need to park additional vehicles, prior permission must be granted. No RVs, boats, or trailers are allowed without prior permission.
- u. If the property is left in an unusually dirty condition that requires extra cleaning, beyond normal, this cost will be deducted from your damage deposit.
- v. **Grill Usage:** Move grill to an open area to prevent a fire! **IF USING CHARCOAL:** Once coals have cooled off, dispose of them into the ash can that has been provided. Be sure to close the charcoal storage lid completely. Return the grill to its original location, along with all of the supplies. **FOR GAS/CHARCOAL GRILLING:** Once the grill has cooled, clean the inside and outside of the grill with paper towels and water. If any damages are incurred as a result of grilling, or the grill is not cleaned after use, there will be a deduction from the damage deposit hold.

6. **PAYMENT** - Your deposit has already been received. The BALANCE OF THE RENT is due sixty (60) days prior to your arrival date, unless the owners have approved other arrangements. Arrival instructions and directions to Bama Lakeside Retreat will then be sent.

7. **CANCELLATIONS** - A ninety (90) day notice is required for cancellation. Cancellations that are made more than ninety (90) days prior to the arrival date will incur no penalty (other than a \$50 processing fee plus any credit card fees). Cancellations or changes that result in a shortened stay, that are made less than sixty (90) days of the arrival date, 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 the very inexpensive trip-cancellation insurance available from the VRBO web-site, or from AAA. Management reserves the right to cancel or change a reservation until full payment is made.

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 Lakeside Retreat, Bama Bed and Breakfast Inc., 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 Lakeside Retreat, Bama Bed and Breakfast Inc., 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 initialing each page, and signing below, I, & all members of my group, agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____

Print: _____ **Date:** _____

List below the names of all guests that will be staying on the property, including all children – please print.

Read all of the rules above carefully, but especially note rules L M N O P Q & R!

Names of each guest, including children (first & last):	List Ages of Children. Put 'A' for Adult Guests	Cell number of adults
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