

Rental Guidelines 2008 for St. George Island Vacation Properties

Rental Seasons

Low Season

Jan 7 – Feb 27; Nov 1 – Nov 20; Dec 1 – Dec 18

Mid Season

Jan 1 – Jan 6; Feb 28 – March 13; April 14 – May 22;
Aug 11 – Oct 31; Nov 21-30; Dec 19-31

High Season

March 14 – April 13; May 23 – Aug 12

Length of Rental

Most rentals require a minimum stay of seven days between March and August and for most holidays. Weekly reservations run Friday-Friday, Saturday – Saturday, or Sunday – Sunday. Reservations for shorter periods of time may be made, depending upon property availability and approval. Contact our office for information about specific properties and dates. Specials and Exceptions

Specials: We offer specials throughout the year, as indicated in each rental description. For Current Specials visit our web site at www.SGIVP.com, or call us at toll free at 866-927-4750.

Monthly Rentals (28 days)

Some properties are available for monthly rentals, for a 28-day period in the same month, during the mid and low seasons. Check property descriptions for participating rentals by visiting our web site at www.SGIVP.com.

Reservations are accepted in advance and are subject to rate increases. A \$500 pre-deposit is required at the time of booking. All pre-reservations are subject to rate changes.

Rental Occupancy and Age Requirements

Each property indicates the number of occupants allowed in a property at any one time. Exceptions are made for children age 3 and younger.

An atmosphere conducive to quiet enjoyment of guests in surrounding accommodations must be maintained.

Only adults of age twenty-five (25) or older may contract for rental. Identification and proof of age will be requested.

We do not rent to groups of teenagers with or without chaperones or to college students.

Weddings, wedding receptions and other gatherings are permitted in some of our houses with prior approval from the property owner and St. George Island Vacation Properties Management.

Sales Tax & Tourist Development Tax

Rental rates are subject to 7% State sales tax plus 2% Tourist Development tax. All additional fees are subject to a 7% state sales tax.

Rental Payments

Upon booking a reservation, payment of 50% of the total reservation, including all applicable fees and charges is required to confirm a reservation, or the reservation will be cancelled. This payment may be made by personal check, credit card or money order. Reservations are accepted

up to one year in advance. Reservations made for arrivals during the next seasonal calendar year require a pre-reservation advance payment of \$500.

For your convenience, we offer online booking at www.SGIVP.com

All Internet reservations require a Visa and Master Card credit card number. All payments are deposited in an interest bearing escrow account with interest accruing to St. George Island Vacation Properties, LLC

All reservations include a \$50.00 - 100.00 Processing Fee to cover administrative costs.

Please read your confirmation carefully. It states that you are agreeing to all conditions and policies.

Cancellations and Reservation Changes

In the event that you must change dates or switch properties, you can do this up to 30 days before your arrival dates. If you need to cancel, we will refund your advance rental payment less 10%, only if we are able to re-rent the property for the same dates and rental rate.

VRG Travel Protection

St. George Island Vacation Properties, LLC strongly recommends purchasing Travel Protection to protect your vacation investment. Unless you decline the VRG Travel Protection it will be added automatically to your total reservation balance at time of the booking. The cost is 6.0% of the total charges. VRG information is included in your Booking Invoice. You may decline coverage by initializing where indicated on your Booking Invoice and returning it with your advance payment. If you decline coverage, your final balance will be adjusted accordingly. You may accept or decline coverage when booking on-line. VRG Travel Protection may be purchased at any time up to your final payment. Once your final payment is made the Travel Protection cannot be added on. If you choose not to purchase VRG Travel Protection, no refunds will be given in the event that you cannot complete your vacation plans, unless the unit is re-rented. For additional information, contact VRG Travel Protection.

Hurricane Evacuation and Refunds

In the event of a MANDATORY EVACUATION due to hurricanes, or other natural disasters, you are required by state law to evacuate the property. No refunds will be given for non-arrivals or early departures due to mandatory evacuations unless VRG Travel Protection has been purchased prior to or with your final payment.

Important Information

Rate changes: Rates, descriptions, furnishings, and availability are subject to change WITHOUT NOTICE. We are not responsible and cannot give refunds for changes by individual property owners.

Property Substitution: Substitution of comparable properties may be made without notice or liability should your reserved property become unavailable for rent.

You may choose a comparable available property at the published rate or receive a refund of monies paid. Exclusion: Including, but not limited to, Island evacuation or other storm related occurrence.

We are not responsible for items left in properties, however, if items are located we will return them with a shipping charge.

Locked owner's closets are not included for guests' use.

For liability reasons, keys cannot be released to prospective guests to view properties. When

possible, one of our customer service representatives will accompany the prospective guests to a property. Please call our office for an appointment (850) 927-4750.

Properties for Sale may be shown during your visit. We make every effort to schedule the showing at a convenient time.

We are not responsible for errors in price or description that occur in printing.

St. George Island Vacation Properties, LLC has a contractual relationship with property owners. We act as their agents, and we treat all parties (owners and guests) honestly, fairly, and in good faith. We reserve the right not to refund deposits, refuse rentals, or discontinue occupancy, if in our opinion; a renter is detrimental to the property. Any reservation obtained under false pretense will be subject to forfeiture.

Special Needs and Physically-Challenged

If you or a member of your family is physically challenged or has special needs, please discuss this with your Reservations Specialists when planning your vacation. Some homes offer elevator use for the physically challenged and those with special needs. Arrangements for elevator use must be made prior to your arrival, and a fee of \$100 is required. Please note that elevators are not guaranteed to be in working order and therefore may not be available.

Special Association Rules, regulations and Fees

St. George Island Plantation requires a signed rental agreement, listing all occupants and guests. This agreement will be provided. St. George Plantation Owners' Association requires approval to bring ANY MOTOR HOME into the Plantation. Arrangements must be made 2 weeks in advance. The motor home must be parked out of view, under your rental home. Contact St. George Island Plantation Security with all questions: (850) 927-2362.

St. George Plantation Owners' Association prohibits motorcycles, golf carts, and other recreational vehicles inside the Plantation.

300 Ocean Mile guests are limited to two (1) parking spaces, and must make prior arrangements for boats, or motor homes. Contact the Residential Manager at 300 Ocean Mile at (850) 927-2676

Check-In

Where: St. George Island Vacation Properties, 235 W. Gulf beach Drive

When: Check-In time is 4:00p.m. Eastern Time. Note: Check -in begins at listed times, but cannot be guaranteed. Property must be cleaned prior to release of keys for occupancy.

Check-Out

Where: St. George Island Vacation Properties, 235 W. Gulf beach Drive

When: Check- out time is 10:00 a.m. Eastern Time on the day of departure.

Responsibilities: Upon check- out, we ask our guests to leave their home in the same general condition as it was found. Departure responsibilities include the following: remove linens from beds, wash dishes, dispose of all trash in proper street side containers, and lock all doors and windows.

Guests are responsible for returning issued keys to our office upon departure. A \$10 fee will be charged to the guest credit card on file for all keys not returned.

Damages and Misuse

Please report any damages or breakage so the matter can be settled prior to your departure.

Inspection crews carefully check properties and you will be held responsible for damage beyond normal wear and tear. Guests are financially responsible for any missing items and damages incurred from misuse of the properties including those requiring extensive cleaning after departure. A guest credit card will be kept on file during your visit and replacement/repair costs for any discovered missing items, misuse or damages will be charged accordingly. The credit card used to pay for your reservation will be used unless otherwise indicated by the guest.

Grills

Grills are provided at each unit (Exception: 300 Ocean Mile). Use of grills on wooden decks, porches, balconies, or under properties is prohibited. Guest will be responsible for any damage caused from grill use.

Linens

Linens will be provided at all properties. This includes one bath set per person and one sheet set per bed, along with dishcloth, and dish towel.

Maintenance & Housekeeping

Please report all maintenance or housekeeping issues promptly.

Pets

Pet friendly properties are indicated by a PAW PRINT icon. Pets shall be limited to two (2) non-destructive pets. For each approved extra pet there will be \$75.00 charge. Some properties do not allow cats. The guest is responsible for any damage or remnants from pest that require extensive cleaning upon departure. Pets found in a non-pet property will result in your immediate eviction with NO REFUND of rent. EXCEPTIONS WILL BE MADE FOR SPECIAL NEEDS AND SEEING EYE DOGS, AS OUTLINED BY LAW.

Pool Availability

Pool availability and private pools with heaters cannot be guaranteed with any rental reservation. Where applicable, heated pools are available for an additional charge of \$300.00 – 500.00 per week. Pools are heated from October 1st to December 31st and from March 1st to May 1st. Pools are not heated during January and February. If an additional charge has been paid, and the pool is unavailable, the additional charge may be refunded or may pro-rated. Pool heaters do not function if the outside air temperature drops below 60 degrees.

Power, Cable, and Water Outages

We occasionally experience outages that are beyond our control. No refunds will be given any power, water or cable outages.

Telephones

St. George Island Vacation Properties, provides free unlimited long distance service in most properties. Out-of-country service is limited to specific countries. Please note that cell phone service may be limited in some areas of the Island.

Trash Pickup

Place trash in outside receptacle, and leave by the road for curbside pick-up. Refer to instructions in your rental property for the day and location of collection.