

## **Policies & Procedures for renting of 1103 Colonnades, Gulf Shores, Alabama**

As a guest of Ed and Laura Mohar, you will enjoy exceptional accommodations and first class service delivered with our genuine Southern hospitality. We want your vacation in Gulf Shores and Orange Beach to be enjoyable from the very start. Contact us at anytime by email at [lmohar@sbcglobal.net](mailto:lmohar@sbcglobal.net), or call Laura's cell at 713-292-4416 or on our home phone at 281-232-8305.

For more information on this unit or a virtual tour, visit [www.gscondo.com](http://www.gscondo.com). During the Summer season: The Colonnades requires minimum weekly rentals only from May 1st until September 1st each year per the Homeowners Association, absolutely no exceptions to their rule is allowed. We only do rentals at that time from Saturday to Saturday. Offseason: We require a 4-night minimum. Monthly rentals are available.

### **RESERVATION PRIORITY FOR OUR REPEAT GUESTS**

As a special service to our valued guests, you have the first option to reserve the same property, for the same or different time next year (many of our guests have made their beach vacations a family tradition year after year in the same property). Give us a call the day of your departure. Reservations can be made 1 year in advance.

### **FURNISHINGS**

Renters will be provided bed linens, blankets and pillows, essential kitchen items, a start-up supply of soap and paper products, a start-up supply of towels (don't forget to bring your beach towels). We want your stay to be relaxing and enjoyable, so we make every effort to maintain our vacation rental property in the best possible condition. We will handle repairs during your stay as quickly as possible; however, no rent refunds will be made for malfunctions.

### **RENTAL PAYMENT**

We accept money orders and personal checks. Paypal, MasterCard, Visa, and Discover credit cards will incur a processing fee. When paying advance rent by check, please include the days you will be staying and mail to Ed Mohar, C/O Total Safety, Inc., 11111 Wilcrest Green, Suite 300, Houston, TX 77042, along with a signed copy of the rental agreement that we will provide you via email. Guests are responsible for payment of all nights reserved, regardless of your actual arrival and departure date. There are no refunds for early departure.

### **CONDOMINIUMS**

Daily/Weekly Stays: Advance rent payment is equal to one third of the gross rent. Balance on all reservations is due 30 days prior to arrival or at the time of reservation if less than 30 days prior.  
Monthly Stays: Advance payment averages one month rental.

### **CONFIRMATION**

Renters will receive a confirmation email after we receive your advance payment. Please contact us immediately if you find a discrepancy, otherwise it will be assumed correct. Please verify: Arrival/departure dates, reserved accommodation, rental amount due.

## **OCCUPANCY**

Limited to actual sleeping capacity of 10 for 1103 Colonnades (includes children). No property will be rented to persons other than families, married couples and adults who must be 25 years or older. The renter must closely and personally supervise all occupants. Single persons under 25 years of age will not be permitted to check-in. Any reservation obtained under false pretense may be subject to loss of rent or eviction. House parties are not allowed.

## **PARKING**

At the beach, parking is limited. Please make your travel plans accordingly to avoid any inconvenience on your arrival. There is a strictly enforced limit of 2 vehicle passes per reservation.

## **PETS**

We love pets too, but they are not allowed in any of our properties. A pet, or any evidence of a pet, found on the premises is cause for eviction and forfeiture of rent and/or security deposit.

## **CANCELLATIONS AND CHANGES**

If you find it necessary to cancel your reservation or change dates, you must give us advance notice - 30 day advance notice for daily and weekly stays. Weekly reservations in summer season cannot be shortened. Monthly rentals - 90 day advance notice.

## **CHECK-IN/CHECK-OUT**

Our check-in time begins at 3:00 PM and check out is at 10:00 AM. For our guests' convenience we have installed a keyless lock at our properties, which prevents you from having to go somewhere else to check in. This allows you not to have to worry about keeping up with and returning keys and allows everyone in your party to be able to come and go on their own schedules. Before your arrival, we will email you a computer generated lock code that will give you access to the unit at 3:00 PM on the first day of your stay until 10:00 AM on the last day of your stay. Due to our high housekeeping standards, guests must be out promptly at 10:00 AM on their check out day so that the condo can be cleaned and prepared for the next guests. We appreciate your cooperation in adhering to this, since this policy helps all our guests, as well as allowing our housekeepers time to do their very best work.

Thank you for choosing 1103 Colonnades and we hope you enjoy your stay!