



**RENTAL POLICIES**  
**MOONTIDE RENTALS, LLC**  
**12220 43<sup>rd</sup> St. NE**  
**St. Michael MN 55376**

Rev. Date 7/30/2010

**CHECK-IN TIME IS 3:00 P.M. – 4:30 P.M. EASTERN TIME.** Keys will be in a lock box attached to the door and you will be given the combination upon receipt of the final payment of the reservation. If you discover any deficiencies in the inventory or damage to the property upon your arrival, it is your responsibility to inform Moontide Rentals, LLC so you are not help responsible.

**OCCUPANCY:** Moontide Rentals, LLC is very serious about maintaining a family atmosphere for the enjoyment of all our guests. We will rent to families and **RESPONSIBLE ADULTS** over the age of 25, and a valid ID is required. The total number of persons allowed in the unit at any time is restricted to the stated limit as accepted in the reservation confirmation. Absolutely no house parties are allowed. Any violators will be evicted according to Florida Statute 509.141. If this occurs, there will be no refund and you will be billed for any damages and cleaning charges incurred.

**FALSIFIED RESERVATION:** Any reservation obtained under false pretense will be subject to forfeiture of all prepayments. Guests will not be permitted to check-in.

**PAYMENT SCHEDULE:** An initial refundable security deposit of \$300 is due to secure reservation date requested. 50% of the total charge for the reservation is due 90 days before the arrival date. The balance is due 60 days prior to your arrival. All reservations made closer that 60 days prior to arrival must be paid in full at the time the reservation is made. Payments may be made via cash, traveler's check, and money orders, Visa or MasterCard. All reservations are subject to Florida state and local taxes. Should your personal check be returned for any reason, a \$25.00 returned check fee would be added to your balance. Your \$300 security check will be returned to you after your stay if all policies and procedures are honored.

**CANCELLATIONS:** Reservation security deposits will NOT be refunded unless the unit is re-rented for the time period reserved. Any cancellations within 60 days within the date of arrival will NOT be entitled to any refund unless the unit is re-rented.

**CANCELLATIONS OR EARLY DEPARTURES FOR ANY REASON (INCLUDING MANDATORY EVACUATIONS) DO NOT WARRANT ANY REFUND OF PREPAYMENTS OR RENT.**

**HOUSEKEEPING: NO DAILY MAID SERVICE.** Rates include housekeeping service only upon departure. Towels are included and not to be taken from the unit. We suggest you bring beach towels. Housekeeping will supply the initial set-up of paper towels, dish soap, dishwasher soap, trashcan liners, and bathroom tissue.

**UTILITIES:** No compensation will be given for a temporary power outage of electricity, cable, water, gas or television.

**PHONE SERVICE:** There is no charge for local calls. You will be responsible for and long distance charges that appear on the unit's telephone bill and you will be asset a \$25 service charge.

**PARKING:** Please park in designated areas only. There is an easement on this property to allow the neighbors driveway access. Please respect our neighbors. R.V.'s motor homes, travel trailers, boats, commercial trucks etc. are not permitted without prior approval.

**CHECKOUT PROCEDURE:** CHECKOUT time is prior to 10:00 a.m. eastern time. Each unit is inspected before and after each occupancy. Please:

- 1 Place all trash outside in the proper containers
- 2 Place all dishes in dishwasher and start dishwasher
- 3 Close all windows and doors
- 4 Leave furniture where you found it
- 5 Leave the unit in a neat condition

**PLEASE NOTE: IF EXPENSES ARE INCURRED TO REPAIR DAMAGE, ADDITIONAL CLEANING, MISSING ITEMS, OR ANY OTHER VIOLATIONS OF THE RENTAL POLICY AS A RESULT OF YOUR STAY, WE RESERVE THE RIGHT TO CHARGE YOUR CREDIT CARD OR USE PART OR ALL YOUR SECURITY DEPOSIT TO OFFSET EXPENSES AND ADMINISTRATIVE FEES.**

**REPAIRS:** We want you to have the best possible time during your stay. If you discover that an appliance is not operating correctly or there is something that needs our attention, please do not wait until checkout to let us know. We would like the opportunity to rectify the situation. Please call us at 612-483-0459 immediately so that we can try to correct the situation as soon as possible.

I have read and agree to the rental policies set forth by Moontide Rentals, LLC. Please send a copy of your drivers license.

Date of arrival and departure \_\_\_\_\_ # of adults (25 and over) \_\_\_\_\_  
# of guests under 25 yrs. \_\_\_\_\_ # of pets \_\_\_\_\_ type of pet \_\_\_\_\_

NAME \_\_\_\_\_ date \_\_\_\_\_