



Rental Policies & Information

Gulf Dunes on the Island

Unit #602

Fort Walton Beach, Fl

376 Santa Rosa Blvd.

Fort Walton, Beach Fl 32548

VERY IMPORTANT

Check-out is at 10:00am and Check-in is at 4:00 pm.

If at all possible please try and meet this time frame, the cleaning crew needs to have time to have it in tip-top shape for my next guests. I realize that you might be anxious to get in but I want my place to be as nice as it can be for you, so please try and accommodate this rule. If you have a special need to change this please let me know and I will do my best to help.

- 1) The unit as you will see has a “coded” keyless entry for ease. Just in case you forget the number is “4825”. It is a deadbolt type lock ..to enter simply put in code and turn knob. EXIT push top button and it will turn green and flash, then turn counterclockwise to lock it. (in the event that the code does not work, there is a lock box above the door and the code is 5461, use the key inside and then call me as soon as you can so I can get it fixed)
- 2) Since I rent my condo myself (most of the time) the management agency does the maintenance -- in the event something breaks. With this in mind should you have ANYTHING go wrong or if something is not up to standards PLEASE let me know so that I can have it fixed to your satisfaction immediately! My foremost concern is that you get your monies worth and I want you to be happy. You can reach me at the following numbers.

251-767-1000 Cell

1-888-478-4131 Work (toll free)

251-660-9145 home

Other numbers that may be important:

Front Desk 850-226-6852

Email : Kentamos@email.com

In the event there is some type of emergency with the unit that needs fixing "NOW" Please call the front desk and tell them they will come and fix it.

I have an internet phone in the unit thus it is not a local number. When dialing out simply dial "1-850" first before dialing the local number. Feel free to make long distance phone calls they are FREE(just keep them in the USA) the number in the unit is **251-382-1337**

- 3) Pets are not allowed
- 4) I have a Playstation 2 I do not have any games here but there are a couple of places close buy that they can be rented. I do not offer them as they tended to develop little feet and walk away ☺
- 5) Upon arriving you need not check in at the front desk. You can go directly to my unit. As a courtesy you might let them know that you are in the unit and how long you will be there.
- 6) I have a private covered parking here at Gulf Dunes for this unit. It is close to the pool and is marked with the #602
- 7) **Damage...** Please don't have any. But if there is I will expect you to contact me immediately so that I can have it fixed. I do not expect you to pay for anything that is the normal wear and tear type of stuff, however damage to walls, furniture, appliances, etc. will have to be billed to you and I expect you to pay for it. I have not had any problems as of yet so quite frankly I do not expect any here. I hate to have to put this in here but I want everyone to have a good time and my unit to be as nice for my next guests as it was for you.
- 8) There is a FULL size washer and dryer in the unit.
- 9) I provide the following in the unit.

Toilet Paper, Bath Soap, Wash Soap, Dishwasher soap (**Enough for about 2 washes**)
Paper Towels and Some Garbage Bags in the Kitchen.

There are 6 Towels in each Bath (Hand, Bath and Wash cloths.)

Bring your own Beach Towels

I provide these as a courtesy; there is a limited supply of laundry soaps so you may need to get more at the local store

FUN!!! AND LOTS OF BEACH SAND!! ☺

I also have in the unit a floor vacuum, since I have tile floors they tend to attract sand so if things get a little gritty there please use it as it works great. Also there are some beach chairs and an umbrella in the guest closet feel free to enjoy them..

BEACH SERVICE

March 1-October 31

I have negotiated a rate of \$8 per day for the Beach umbrellas. This is built into the cost of your stay. If you do not wish to participate in this please let me know and I can remove the benefit . (This rate is extremely good as the going rate is \$24 per day.)

- 11) **Please be aware of the Rip Currents (see attached) as they can be very dangerous at times and I want you to go home in one piece.**
- 12) I provide for free Wireless internet in the unit, feel free to use it as much as you would like. It does not have any type of encryption on it so you should not have any trouble. If you do not have a wireless connection then the router is in the master bedroom under the TV. The cable is already there so just hook it up and enjoy.
- 13) **SMOKING IS Prohibited – Please OUTSIDE ONLY.** You will incur an additional charge (\$250) for carpet cleaning and deodorizing if any evidence of smoking is found inside the rental home. Smoking is allowed outside, but please dispose of butts and other smoking materials properly.
- 14) **LIABILITY.** It is expressly understood and agreed that the owner of said premises, shall not be liable for any damages or any injury to tenant, tenant's guests or his family or to his family's or guest's property from whatever cause arising from occupancy of said premises by tenant and his family. It is further understood and agreed that owner shall not be responsible for any personal property left by tenant in said premises. In the event property of tenant is left on premises, tenant may request owner or owner's agent to mail or ship property back to tenant at tenant's expense.
- 15) **Maximum Number of Guests** at Gulf Dunes is eight (8) people unless otherwise agreed upon in advance. Violations of this policy will automatically add an additional charge of a \$100 per person fee plus applicable taxes will be charged on all guests over the maximum. Reservations made under false pretenses (i.e. parents renting for their children and not staying in the unit with them) will be cause for eviction from the unit and the premises it will also result in forfeiture of full rental payment and (if one has been made) the security deposit.

NO EXCEPTIONS!

- 16) **Good Neighbor Policy.** "Gulf Dunes" is located in a large condo complex that includes both short-term guests and year-round residents. Please be sure to observe all rules and regulations, which are posted at the elevators and in the unit. Guests are asked to conform to all rules and regulations of the property. Violators are subject to eviction with loss of rental payment and security deposit.

LAST BUT NOT LEAST ...HAVE FUN!!

Kent E Amos

Kent & Cynthia Amos

Hurricane Policy

(June 1-Nov 30)

**(I hate to even mention it)
Refunds will not be issued unless:**

The National Hurricane Center advises that we are in a

“Tropical Storm/Hurricane Warning Area”

**The day that the National Hurricane Center advises that we are in a
“Tropical Storm/Hurricane/Warning Area”**

**I expect you and your guests to fully cooperate with the authorities and
comply with their requests. Please make sure that ALL doors are closed
and the glass doors are locked with the patio furniture inside before
leaving. If this is not practical please inform the front desk so that they can
perform these duties.**

Refund Rules:

- 1) Any unused portion will be prorated and refunded to the guest currently registered.**
- 2) Any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay to arrive after the warning has been lifted.**
- 3) Any advance rents collected or deposit for a reservation scheduled to arrive during the warning period. I will also be glad to use the deposit against another date that you pick in the event that you want to re-schedule**

GENERAL REFUND POLICY

60 days from Check-in FULL REFUND

30 Days ½ Refund of Deposit

15 days NO REFUND (If able to rent I will refund full amount)


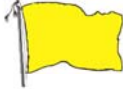


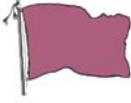
This can be very helpful with your safety so PLEASE read this and abide by the warnings.

NORTHWEST FLORIDA'S
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(800) 322 - 3319

WARNING FLAG CODES


FOR SAFETY, OBSERVE & OBEY THESE FLAG WARNINGS.

		
GREEN CONDITIONS FAVORABLE FOR SWIMMING. LOW HAZARD	YELLOW: MEDIUM HAZARD	RED HIGH HAZARD
		
RED OVER RED DANGER! WATER CLOSED TO PUBLIC USE	PURPLE MARINE PESTS PRESENT	

RIP CURRENTS MAY FORM IN NEARSHORE SANDBAR BREAKS. ALTHOUGH RARELY MORE THAN 30 FEET WIDE, RIP CURRENTS CAN EXTEND 1,000 FEET OFFSHORE, REACH 100 FEET IN WIDTH, AND TRAVEL UP TO 3 MPH. SOME ARE PRESENT A FEW HOURS; OTHERS ARE PERMANENT. RIP CURRENTS ARE PREVALENT AFTER STORMS.

WHAT TO DO: DO NOT PANIC OR SWIM AGAINST THE CURRENT. IF YOU CANNOT BREAK OUT OF THE CURRENT, FLOAT CALMLY UNTIL IT LESSENS, SWIM PARALLEL TO SHORE UNTIL OUT OF THE RIP CURRENT, OR SHOUT AND WAVE FOR ASSISTANCE.

HOW TO ESCAPE A RIP CURRENT



ESCAPE TO SAFETY ← → ESCAPE TO SAFETY

RIP CURRENT

SHORELINE BEACH SHORELINE

HELP KEEP OUR BEACHES CLEAN

NO

- LITTERING
- VEHICLES
- GLASS
- FIRES
- OR ANIMALS ON THE BEACH

SUNSHINE



Yep we have plenty of it here....but a few things that you may not know. The sand is so white here that you can get burned from up above and also from the rays bouncing off the sand. Make sure that you ease into the Tanning thing. Make sure that you get a really good sunscreen before you go out there. For your own well being you should protect those little ones with a very high SPF sunscreen as a week with a sunburned child is like....well a PAIN like you have never felt before.

