

WESTWINDS WATERFRONT RESORT

Information, Policies and Rental Rules

ADDRESS: 10265 Gulf Blvd, Suite 103 Treasure Island, FL 33706
TELEPHONE: 866-998-4807
FACSIMILE: 727-828-4550

CHECK-IN TIME: After 3:00 pm EST
CHECK-OUT TIME: By 11:00 am EST

Additional charges may apply for early check-in or late checkout.

These Resort condominiums are NON SMOKING only. _____ (initial here) A charge of \$250 will apply to any stay where a guest has smoked or permitted someone else to smoke in the condominium. Smoking is permitted in designated outdoor areas only. No smoking on front patios, pool, lounge areas, grill areas, dining tables. Smokers please be considerate of other guests. Dispose of cigarettes in smoking pails provided on property. Cigarette filters cause fungus in our tropical paradise, so please do not toss them into our landscape.

PETS - Are NOT permitted at any time on the property, or within the condo unit, even by visiting guest.

DAMAGE – All units will be inspected within 24 hours of check-out. You will be responsible for damages and missing items. Damage insurance is available. If insurance is not purchased, or does not cover the damage/missing items, then damages will be charged to your credit card.

RESERVATION DEPOSIT - A non-refundable reservation deposit in an amount equal to the greater of (i) 10% of the total rental amount for your stay or (ii) \$250, is required. The full deposit must be received at time of reservation. Balance of the entire rental amount plus applicable taxes and fees are due upon check-in.

CANCELLATIONS – The full deposit will be refunded and NO cancellation fee will be charged for cancellations made within 24 hours of making reservation. Any cancellations made after 24 hours will be charged a cancellation fee in an amount equal to the deposit. No Exceptions. No refunds will be given for shortened stays due to late arrival or early departure, or for cancellation or interruption of stays as a result of inclement weather or other events beyond the resort's control.

MAXIMUM OCCUPANCY – Rates are based on two (2) persons for a 1 bedroom condominium and four (4) persons for a 2 bedroom condominium. An additional charge of \$25.00 per night, per additional guest 16 and over will be assessed.

MINIMUM STAY – For the most part, this property requires a three (3) night minimum stay. However, if we have an appropriate availability, we may accommodate shorter stays.

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NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid or housekeeping service is not included. We do not permit bath towels or linens to be taken from the units, but we will provide beach towels for check-out for your convenience. Additional fees will be assessed if linens or towels are damaged, or if excessive cleaning is required.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of all deposits and the party will not be permitted to check in.

PARKING – Complimentary parking is limited to one (1) vehicle per unit. Additional parking is on a space available basis. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Guests are welcome to visit but must obtain a parking pass from the Resort office. Unregistered overnight guests and cars are not permitted and may be towed.

WATER AND SEWAGE – DO NOT FLUSH ANYTHING OTHER THAN TOILET PAPER. No feminine products are to be flushed at anytime. If it is found that feminine products have been flushed and clog the plumbing system, you will be charged damages of at least two hundred fifty dollars (\$250).

HURRICANE/TROPICAL STORM POLICY – A prorated credit toward a future rental will be given for the days the state or local authorities order mandatory evacuations of Treasure Island for a Hurricane/Tropical Storm. This credit may be used at any time within one year of your stay.

TRAVEL INSURANCE – Package plans offer the most benefits, including trip cancellation. These plans provide the best protection for the investment you have made in your trip. In addition to trip cancellation, most package plans offer coverage such as trip interruption, baggage, medical, dental, emergency evacuation, 24-hour traveler assistance, and accidental death benefits. We recommend all guests to purchase travel insurance.

LICENSING/SAFETY – All Units in the Resort are residential condominiums that are City, County and State licensed as short term resort dwellings. Smoke detectors and certified fire extinguishers are provided. We assume no liability for accidents on the property.

MAINTENANCE/REPAIRS – We strive to maintain our accommodations on the same level we maintain our own homes. Please advise us of any concerns in accommodations or pool areas. Repairs will be scheduled between 9:00am-5:00pm. Please do not make any repairs yourself.

NEIGHBORS – Please respect our neighbors and observe the local noise ordinance prohibiting disturbances between the hours of 11:00pm-7:00am.

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SWIMMING POOL/DOCKS – While guests may enjoy use of our swimming pool and docks, a Release of Liability Form must be signed by the responsible guest upon check-in. Diving, jumping and running are not permitted in pool/dock areas for safety purposes. Children under 14 years old must be accompanied by parent or guardian in or around the pool/dock areas. GLASS is strictly prohibited in and around pool/dock areas. Broken glass or tampering with pool equipment will result in charges your credit card.

UNIT ASSIGNED AND ACCESS BY THE RESORT – While we will endeavor to accommodate requests for a particular unit, we cannot guaranty that a unit will be available. However, we will provide the desired unit in the same category as originally selected (i.e. Antigua, Martinique, etc.). From time to time the Units you rent in the Resort may be for sale and/or require maintenance. Accordingly, you understand and agree that access inside the unit may be required during your stay for viewing by prospective purchasers or maintenance personnel. The Resort will provide notice of any such entry into the unit.

Upon arrival, your signature will be required at check-in before keys are distributed to your party.

***Check out is not later than 11:00 am.** All units are inspected before and after each occupancy. Any damage or missing items will result in a charge to your credit card. There will be a \$125.00 fee per key lost.

Violation of any of these rules will result in a minimum \$250.00 Charge to your Credit Card within 48 hours after checkout.

I hereby give permission to charge my credit card for all of the amounts described above. I agree that all rental deposits are non-refundable per the cancellation policy above. I have read my rights to purchase travel insurance.

By Signing Below, I agree to all terms and conditions of this agreement.

Signature _____ Date _____

Please feel free to fax, mail or email a signed copy of this agreement to:
Westwinds Waterfront Resort
10265 Gulf Blvd. Suite # 103
Treasure Island, FL 33706
Email: info@westwindstreasureisland.com
Facsimile: 727-828-4550