

FISH – N – CHIPS LODGE
2501 Deep Sea Drive Freeport Texas 77541

RENTER UNDERSTANDS AND AGREES TO THE FOLLOWING:

- That whoever's name appears on this contract is RESPONSIBLE for the actions of all occupants.
- Violation of any of these conditions will result in immediate eviction, forfeiture of deposit and all rental monies.
- OWNER/AGENT MAY ENTER PREMISES AT ANY TIME.
- Damages are to be reported to Agent immediately.
- No fireworks or open fires are allowed on property.
- No jumping of off decks/docks, no swimming in canals or intracoastal waterway. Danger: shallow water and strong currents exist.
- Fish fryers, boilers, BBQ pit or cookers of any kind are NOT allowed on decks or under house during use due to FIRE HAZARD. They are allowed for use in designated areas only.
- NO RV HOOK-UPS or TENTS of any kind.
- PETS ARE NOT PERMITTED FOR ANY LENGTH OF TIME ANYWHERE ON THE PREMISES WITHOUT PRIOR APPROVAL.
- No Smoking indoors. CIGARETTE BURN HOLES, found in counter tops & furnishings will be charged for the cost replacement.
- Bed linens, dishes, cups, cookware, BBQ Pit, Fish Fryer, and Crab Boiler are provided.
- Paper goods, food, drink, and toiletries are not provided (toilet paper, paper towels, paper plates, shampoo, soap, etc.)

RENTER AGREES PRIOR TO LEAVING TO:

- Lock doors and windows when leaving property.
- Put keys in lock box. (\$100 fee for not turning in key) Call or Text 832-250-9484 and leave message upon departure.
- Take out all trash. If trash bins are full please take excess trash with you.
- Sweep (Leave property like you found it! \$50.00 minimum fee for excessive cleaning)
- Clean up outside area such as fish cleaning table, carport, decks, etc.
- No dishes or food left in sink. (\$25.00 fee for dirty dishes)
- Please strip used sheets and pillow coverings from bed and place in pile by utility room.
- LATE CHECK OUTS WITHOUT PRIOR APPROVAL WILL BE CHARGED FOR AN ADDITIONAL DAY!

PAYMENT POLICY

- Security/Damage Deposit is due upon reservation for Lodge.
- Balance due 10 days prior to check in if paying by Check Or 48 hours prior to arrival if paying by Credit Card
- Deposits must be made by credit card Visa, Mastercard, Discover, AMEX.
- Your card will be billed for any damage or excessive cleaning

CANCELLATIONS

Reservations will be cancelled if deposit is not received within 48 hours of request of reservation. Deposit Refunds are made only if cancellation is received in writing (email) 2 weeks prior to your arrival date, or in the event of a natural disaster or hurricane.

CHECK IN IS 3:00 PM DAY OF ARRIVAL UNLESS OTHERWISE APPROVED! CHECKING OUT AT 12:00 NOON

Renters DL# _____ BIRTHDATE _____

Renter Name _____

Address _____

Phone # _____

Check In Date: _____ Check out Date: _____ Price of Rental: _____

NOTICE TO GUESTS: This property is privately owned and management reserves the right to refuse service to anyone, and will not be responsible for accidents or injury to guest or for loss of money, jewelry, or valuables of any kind.

I hereby agree to all terms and conditions of this agreement and of signs and policies posted on property and accept all risks of personal injury or death and property damage arising from the participation by me as well as all other members of my party and I hereby agree that I, my dependents, heirs, executors and assigns do release and hold harmless Texas Offshore Adventures, LLC and its employees, property owners, directors, trustees and representatives from any and all claims of illness, bodily injury, death or property damage or loss, however caused, natural or otherwise, arising from or related to renting and occupying this property.

Renter SIGNATURE _____ Date: _____

RENTER MUST BE 21 YEARS OR OLDER AND PROVIDE COPY OF VALID DRIVER'S LICENSE WITH CONTRACT AND FAX OR EMAIL TO:

Texas Offshore Adventures, LLC Fax 832-218-0805 email: matt@texasoffshoreadventures.com

General Parties - Prom Parties - Bachelor Parties – Weddings

Acknowledgement to Policies

Please initial and sign this form where requested

_____ The home is being rented for a General/Prom/Bachelor Parties.

- There is a \$1000 damage/security deposit required by Credit Card. Please note that the management company representative lives on the same street as the rental home and will be monitoring your stay. Any excessive noise and disturbances will not be allowed due to deed restrictions of the subdivision and city of Quintana. Any fines or citations issued by authorities will be the responsibility of the legal adult that has rented the home. It is also acknowledge that management has the right to evict my party for any complaints made by neighbors, subdivision property owners association, or authorities and that renting party will lose all deposits and rental monies without refund.

_____ The home is being rented for a Wedding/Reception.

- There is a \$500 damage/security deposit required by Credit Card. Please note that the management company representative lives on the same street as the rental home and will be monitoring your stay. Any excessive noise and disturbances will not be allowed due to deed restrictions of the subdivision and city of Quintana. Any fines or citations issued by authorities will be the responsibility of the legal adult that has rented the home. It is also acknowledge that management has the right to evict my party for any complaints made by neighbors, subdivision property owners association, or authorities and that renting party will lose all deposits and rental monies without refund.

_____ The home is being rented for general use.

- There is a \$250 damage/security deposit required by Credit Card. Please note that the management company representative lives on the same street as the rental home and will be monitoring your stay. Any excessive noise and disturbances will not be allowed due to deed restrictions of the subdivision and city of Quintana. Any fines or citations issued by authorities will be the responsibility of the legal adult that has rented the home. It is also acknowledge that management has the right to evict any group for any complaints made by neighbors, subdivision property owners association, or authorities and that renting party will lose all deposits and rental monies without refund.

I understand that the management company has the right to check on the property at anytime during my stay, and if it is found that the above required acknowledgement has not been truthful, my group will be evicted from the property and any and all monies will be forfeited.

Signature

Date

Printed Name