

The Brass Turtle Lodge

Rules and Checkout Policies

Cancellation Policy: Cancellation of a reservation is required by email. All cancellations that are eligible for a refund will have an administrative fee of 3% deducted from your payment total. If you cancel more than 14 days, you are eligible to a full refund minus the fee above. If your cancellation less than 14 days of arrival date 50% of your total will be refunded. If you cancel less than 48 hours of arrival, no refund will be given. There are no refunds on unused lodging. A fee of \$30 will be charged for any date changes or for switching lodging facilities.

Check-In Policy: Check-in time is 3:00pm or anytime thereafter. The lodge is a self-check in facility. You will receive instructions prior to your arrival with check-in procedures. We will diligently work to ensure rooms are clean and ready for occupancy by 3:00pm. However, in certain situations, it may be necessary to delay occupancy until the room is ready. You will be notified if this is the case. Early check-ins are available upon request but cannot always be accommodated based on availability. You are welcome to use the full-size refrigerators/ freezer in the common areas. Do not eat or use other guests' food or drink items.

Checkout policy: Check out is at 11:00 AM on checkout day. Late checkout must be scheduled in advanced and arranged with management if available. There will be a \$10.00 charge for any missing key. Take all perishable food items with you. Do not leave any uneaten food out in your room. If you have any plates, cups or utensils that belong to the be sure to wash and put away. If you used either kitchen clean up and wash any dishes used. The coffee pot should be emptied and used grounds thrown away. Put common area remotes on the coffee table. Turn ac's up to 75. If there is a portable ac unit in your room turn it off. Close all curtains and blinds including the common areas. Put all used towels in the shower. Turn off all lights, fans and TVs. Leave the minifridge on. All trash (room and kitchen) must be taken out and placed inside of the blue dumpsters underneath the front deck. Trash cans lids must be secured so racoons do not get into the trash. All cardboard boxes must be broken down and placed beside the trash cans. Additional housekeeping charges may apply depending on the condition of the room. We are not responsible for any items left in the unit. Do not take any additional items not used during your stay. (coffee or condiments, cleaning supplies, toilet or paper towels, paper plates etc.) If there is any damaged or missing items, the credit card will be billed accordingly.

Rental Rules (1. Do not move furniture. (2. The lodge thermostat is set according to the current weather. Do not move the air conditioner below 72 or above 76. Any portable ac's must be turned off when not in your room. Do not open any windows. Close all blinds or curtains that you open. (3. You must supply your own towels for the beach area. Use of lodge towels for the beach will be charged a replacement fee of \$10/towel. (4. If you cook, you must clean the stove and or oven after use. You must wash and put away all dishes and take out trash. All food items must be taken with you upon departure. (5. All trash (room and kitchen) must be taken out and placed inside the blue dumpsters underneath the front deck. Trash can lids must be secured so racoons do not get into the trash. All cardboard boxes must be broken down and placed beside the trash cans. (6. PETS: Only some rooms are pet friendly and management must approve on a case-by-case basis. Dogs must always be on a leash while out of your room. You must clean up after your pet during your stay. Pets are not allowed on any furniture or bedding. They must always be crated when you are not in the room. Pets are not to be left in rooms for an extended period of time. There is a pet fee of \$60 per pet with a maximum of 2 pets. If you are in a NO PETS unit and have a pet, you will be charged a \$200.00 fine, and this will also result in termination of tenant's occupancy without a refund. Multiple complaints for poor behavior or excessive barking will also result in termination or your reservation without a refund. (7. Misrepresentation of the number of occupants will result in the renters being asked to vacate the property without a refund. Children are counted in the occupancy unless they are under the age of 4. Only registered paying guest are allowed on the property. (8. BBQ pits: BBQ are not to be moved. A grill brush is provided to clean after use. You must place the ashes in the small metal cans next to the grills. Wood or charcoal is not provided. (9. You must park in the parking lot. Do not park any motorized vehicles in the grass and or on the beach. (10. NO SMOKING inside of any of the rooms. Smoking is **not allowed on any patios or decks! Smoke away from common areas.** Dispose of your ashes and butts properly and be respectful of other guests. There is a \$300 charge for smoking inside of any unit. (11. No FIREARMS, BB/Pellet Guns, illegal drugs, and underage drinking on property. (12. Under no circumstances may candles be used in any of the rooms or common areas. (13. Beach & Boat Ramp Use: The beach and boat ramp are for guest use only. The beach gate must always be locked. You must take anything you bring to beach with you when you leave every time, and we are not responsible for any lost or stolen items. Pick up you own trash and dispose of properly. The Brass Turtle Lodge is not responsible for any injures, accidents or death as a result of beach use. There is not a lifeguard on duty, so swimming is at your own risk and for anyone in your group. The boat ramp can be slippery when wet so we highly recommend not walking in it. The Brass Turtle Lodge is not responsible to any damage that occur to your boats as a result of using the boat ramp, dock space or marina. The lodge is also not responsible for any lost or stolen items from your boat or boat trailer while it is anywhere on Brass Turtle Property.

I, the guest of the Brass Turtle Lodge takes full responsibility for the conduct and safety of all members of my group while on the property owned and operated by The Brass Turtle Lodge. I hold them blameless in the case of any property loss of any kind, accident, injury or death to any person of the party. I understand that this property is privately owned, and management reserves the right to refuse service to anyone before checking in or during their stay. Management may request guests vacate the property if they are engaged in any unlawful activity, endangering other guests, not following lodge rules, or your pet is disturbing other guests. The undersigned hereby agrees to pay for all damages to lodging property caused by him/her or his/her guest. In addition, I understand that I am also responsible for all items belonging to this lodging establishment that are found to be missing or damaged after the guest vacates the premises. I have read this contract in its entirety, and by signing below I agree to all terms and conditions.