

RENTAL CONDITIONS

Check-in/check-out: check-in after 3 PM, check-out 10AM, unless otherwise arranged beforehand.

Reservations: \$250 deposit, personal check or money order, is requested in order to confirm reservation. I will mail the keys with instructions and directions about two weeks before your check-in date. Please send the balance due when you receive the keys.

We do not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent in the unit for the entire stay.

Cancellation Policy: If cancellation is received 30 days prior to scheduled date of check-in or I am able to rebook the unit at the full rate, deposit is 100% refundable. Otherwise 50% of your deposit will be credited towards your next visit.

The blinds are a little delicate. Please pull vertical first before pulling open or closed.

At departure, please leave the place the way you found it and do the following: Collect all garbage and put in cans in carport. (Garbage is collected every Tuesday and Friday. They usually come very early, so you want to put out the cans - by the road - the night before if you there during those days). Put dishes in dishwasher. If possible, strip beds and start one load of laundry. Thanks!

Set A/C on 78° F or heat on 60° F, as applicable. Please turn off all lights and fans.

Please make sure you have all your personal belongings. We are not responsible for lost or misplaced items. However, if notified and/or found within a reasonable time, we will be happy to ship them C.O.D.

Shopping: There is a Winn-Dixie and a brand-new Publix right up the road towards Panama City Beach, across the bridge on 98. For a great wine selection, there is "Charlie Lahan's Carousel", a grocery and liquor store, towards Panama City Beach right off Rt. 98. (They have a wine tasting every Saturday from 1 – 4 PM) There is also a liquor store next to Winn-Dixie and next to Publix.

Sandestin, the other direction towards Destin on Rt. 98, has a great outlet mall. In addition, there is shopping all along Rt. 98 from Panama City towards Destin and great little boutiques along 30A and a brand new shopping area on Rt.98 towards Panama City called "Pier Park". It has Dillard's, Penneys, Target, Longhorn Steakhouse, Panera Bread Co. and many other little shops and restaurants. We have so far only tried the Hofbrau Beer Garden and The Back Porch there. At the Hofbrau, the pretzels and beer are fine. We did not like the sausages, but have had feedback that other dishes are good. We liked the "Back Porch."

Restaurants: "Spicy Noodle" (closed on Sundays) is within walking distance and has good Seafood Pizza, regular pizza and salads like Shrimp/Caesar along with other tasty Pasta dishes. Right by Winn-Dixie is "Bayou Bill's", a seafood restaurant, which I do NOT recommend. Also, within walking distance, at the corner of Rt. 98 and Rt. 30A (just before Rosemary Beach) is a new Sports Bar like place, called "the Shades." We have had the crab cakes, tuna and oysters and everything was great. In Seaside, we like Buds and Alley, both the bar and the restaurant. The food has been great every time we were there. In addition, there are lots of nice places in Panama City and along scenic Rt. 30A along the ocean (like Café 30). In case anyone is in the mood for Chinese Food, while we haven't eaten there ourselves, we heard that the place next to Publix, (I believe it's called "Jin Jin"), has good food. There are also some very nice (some on the expensive side) places in Rosemary Beach, which are within walking distance as well. There are some menus and a phone book in the unit. (Menus by the phone in the kitchen, phone books in the cabinet in the hall).

There is a hose and shower right off the walk to the beach. Please rinse off after coming from the beach. There is also a shower, etc. by the back stairs in the unit.

We are non-smokers, so please do not smoke in the unit.

Sometimes there are flies on the beach. If they bother you, I have a bottle of Avon "Skin so Soft" in the unit. (Under the sink in the front bedroom bathroom) Put that on and they will not bother you.

Since we are on a septic system, please do not flush anything other than toilet paper down the toilet.

Porch furniture for upstairs is in the master bedroom. Take outside upon arrival and please put back inside upon departure. The furniture for the deck downstairs is in the little storage area next to the TV and in the closet downstairs. Again, put outside what you want and just put everything back upon departure.

We just purchased a new "memory foam" mattress for the master bedroom. Please don't let the little ones jump on it. Thank you!

There are two main entrance keys and a key to the storage room (in the carport). The storage room has the fuse box in it, as well as the grill and a beach lounge chair. You are welcome to use them. There are also some toys, boogie boards. Please feel free to use those as well. Just rinse off and bring in at departure.

The unit should have everything you need, except you may have to buy more consumables like paper towel, soaps, dishwashing detergent, laundry detergent, napkins and toilet paper, etc.

Phone: Equipped with a toll restrictor, dial "0" or "1-800" to make toll calls. Local calls are free. Phone is in the kitchen and in the master bedroom.

**Please remember to empty the dryer basket after each use.
When you leave, please either take or throw away any perishables.**

**PLEASE DO NOT HANG TOWELS ON THE FRONT BALCONY. Put in dryer or over the back porch.
Thank you!**

Please pay attention to the flags posted on the beach which show the water conditions. (calm, warning, dangerous sea life, etc.)

Enjoy and relax! And if there is anything you need or that you notice, please let us know.