

# Gulf & Bay Views-Dual King Suites-Dog & Family Friendly-3-5nt min

## Summary

Beautiful three bedroom/three bath home with dual king master suites and bunk room to sleep up to 10. Large, covered front deck with gulf and bay views.



## Description

Come Paws & Relax! Our beautiful 3 bedroom/3 bath home has dual king master suites, bunk room to sleep up to 10 on all memory foam mattresses. Wake up with a cup of coffee on the large, covered front porch with views of the gulf and bay. Fix breakfast in the kitchen stocked with all of your cooking and baking needs. Walk down (150yds) to the white sand beach and relax. Beach chairs, carts and towels provided. 10x10 rental canopy on the beach provided (weather permitting). Come back "home" after your day in the surf and sun and rinse off in the enclosed shower with hot and cold running water. Then get ready to grill up dinner on the charcoal grill and eat on the two picnic tables in the shade under the house. Relax at the end of the day with a glass of wine on the large, covered front porch while you enjoy the beautiful sunset, listen to the waves and count the stars or curl up inside in the livingroom and watch movies on the 75" 4K Roku TV. Family and dog friendly! Be sure to check spam folder for emails from [pawsandrelax@pawsvacations.com](mailto:pawsandrelax@pawsvacations.com)

- Full laundry room
- Stainless steel appliances and granite counter tops
- Assortment of beach carts, beach chairs, umbrellas and toys available in the outdoor storage area
- Front deck is gated to help contain kids and dogs.
- Quiet dead end street with no streets to cross for easy beach access

- Canopy and chair rentals available.

Minimum Rental Age is 25. The renter that signs the rental agreement MUST be present the entire duration of the stay.

We are dog friendly for up to 2 dogs. \$100 per dog fee - non refundable.

\*\*\*Rates subject to change without notice - Send email for final quote\*\*\*

Visit our website for a quote or to Book Now!

<https://www.pawsvacations.com>

Map

**Address:** 428 Bernard Ct W  
**Zip Code:** 36542  
**Latitude / Longitude:** 30.229903408601434 / -87.98675086493998



Nearest Bar	Tacky Jacks	0.6 miles
Nearest Beach	Fort Morgan Beach	2 minutes
Nearest Ferry	Fort Morgan Ferry	2 miles
Nearest Restaurant	Tacky Jacks	0.6 miles
Nearest Route/Highway	State Highway 180	600 feet

Accommodation, Features

5 Stars House or Cottage/Villa

**Bedroom(s):** 3 ( 10 Sleeps )

Full: 2, King: 2, Twin / Single: 2

**Bathroom(s):** 3

Combination Tub / Shower: 1, Walk-In Shower: 2

### Suitability

- **Long term rentals:** No
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

### Themes

Away From It All, Family Friendly, Pet Friendly

### Location Type

Beach View, Near The Ocean, Ocean View

### Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Keyless Entry System, Linens Provided, Outdoor Grill, Towels Provided, Washing Machine, Wireless Internet

### Indoor Features

Activities / Restaurant Guide, Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Refrigerator, Stove, Toaster

### Outdoor Features

Beach Chairs, Deck / Patio, Fish Cleaning Table, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Picnic Table, Porch / Veranda, Terrace / Balcony

### Access & Parking

Covered Parking, Parking for RV/Boat/Trailer, Parking Off Street, Stairs

### Activities

#### Activities & Adventure:

Beachcombing, Bird Watching, Boating, Deep Sea Fishing, Fishing, Golf, Kayaking, Outlet Shopping, Photography, Pier Fishing, Scenic Drives, Shelling, Sound/Bay Fishing, Surf Fishing, Swimming, Walking, Wildlife Viewing

### Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning - \$240 plus tax</b>	Required	\$255	One time
<b>Dog Fee - \$100/Dog plus tax - Limit 2 Dogs</b>	Optional / Seasonal	\$106	One time

	Type	Price	Charge Type
<b>Security/Damage Deposit - Credit Card Hold</b>	Info	\$500	One time
<b>Tax</b>	Required	6%	One time

## Discounts

	Persons	Night	Week	Month
<b>Summer Full Week</b>	1	-	7.5%	-

## Policies

**Check in:** 16:00, **Check out:** 10:00

This Agreement applies to all members of the Guest's party no matter the age or affiliation. Guest acknowledges that Guest is responsible for sharing the renter agreement, and its requirements, with all members of the Guest's party and anyone else permitted onto the Rental Property by the Guest.

In consideration of the rent received and the mutual promises contained herein, Owner of the Rental Property does hereby lease and rent to Guest(s) such Rental Property under the following terms and conditions:

### OCCUPANCY

Guest signing agreement must be over the age of 25 and present during the entire rental. Guest will submit copy of valid government photo ID to owner at the time rental agreement is signed.

Guest agrees to abide by all rules and regulations contained herein or posted on the premises related to the Rental Property. The Guest signing the rental agreement must be present for the entire stay. Guests obligations include but are not limited to keeping the premises as clean and safe as the conditions of the premises permit and causing no unsafe or unsanitary conditions in the common area and remainder of the premises that Guest uses. Guests agree not to use the premises for any commercial activities or purpose that violates any criminal law or governmental regulation. Guest's breach of any duty contained in this paragraph shall be considered material and shall result in the termination of guest occupancy with no refund of any kind.

In no event shall the Rental Property be occupied by more persons than stated on the reservation ({BNGUEST}), without prior approval by Owner. Absolutely NO parties or events are to be held in the house or on the property without permission of the Owner. Guests are required to be respectful of neighbors at all times. Please respect quiet hours and property boundaries. In no event shall Guests assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited eviction with no refund of any kind. Guests hereby acknowledge and grant specific permission to Owner to enter premises at any time for inspection purposes should Owner reasonably believe that Guests are causing or have caused any damage to Rental Property. Guest further agrees to grant Owner access to Rental Property for purposes of maintenance and repair. If listed "For Sale", Guests agree to grant access by scheduled appointment upon notification.

Property will not be accessible by the guest prior to the check-in date/time or after the check-out date/time listed on the agreement without permission of the Owner. Early check-in and/or Late check-out fees will be applicable. Door is accessible via an electronic lock. A code will be issued to the Guest within 2 hours before assigned check in time. The code will not be active until check-in time and will expire/deactivate on the check-out date/time assigned.

### PAYMENTS

A payment of \$300 is due at the time of booking to hold the reserved dates.

50% of the balance is due six (6) months prior to the check in date.

The remaining balance is due sixty (60) days prior to the check in date.

Payments that are not received by the due date may result in cancelation of the reservation and/or loss of previous payments.

Payments can be made by credit card, e-check or EFT.

Refundable deposits will be refunded within 7 days of check-out provided there are no damages, missing items or other penalties incurred that would cause it to be forfeited.

#### CANCELLATION

Cancellation more than 60 days prior to check-in date will result in a 100% refund for stays less than 28 days.

Cancellation less than 60 days prior to check in will result in forfeiture of all payments that have been made to date.

Stays over 28 days require a cancellation of 90 days prior to check-in date for 100% refund.

Refunds will not be given for delayed check-in or early departures.

Hurricanes - Refunds are not given unless there is a state/government mandated evacuation. The renter is solely responsible for their decision and safety.

#### CLEANING/MAINTENANCE

There is no daily/weekly housekeeping service included, however it is available for an additional fee.

Guests are responsible for leaving the house in good condition at check-out. If house is found abnormally dirty or damaged at check-out, you will be subject to additional charges. If beach house is left in a condition that prevents owner from renting to the next scheduled guest, you will be fined the daily rental rate per day, until said house is returned back to its original condition, plus any out of pocket expenses incurred by owner to accommodate the next guests.

By signing this contract, you acknowledge

you must, and accept your duty to, immediately notify owner of any problems, damage, leaks or other issues with the house.

No refunds will be provided due to inoperable appliances, wifi, cable etc. The Owner will make every reasonable effort to assure that such amenities will be and remain in good working order. No refunds will be given due to power blackouts, water shortage, flooding, construction at adjacent properties, or mandatory evacuations of the area by county officials due to hurricanes or other potentially dangerous situations arising from acts of god or nature.

#### LINENS/TOWELS/SUPPLIES

Linens and towels are provided. At no time are they to be removed from the property. Guests should bring their own beach towels/blankets for beach use.

Damage and loss of linens (destruction and unremovable stains due to hair dye, spray tan or makeup, etc) will result in a charge for replacement.

An initial set-up of trash liners (one per receptacle), dishwasher tablets, bathroom paper and soap is provided.

Guests will be responsible for additional paper items and supplies needed during their stay.

Please do not move indoor furniture unless absolutely necessary to access the sofa bed. No indoor furniture should be moved outside the house at any time. No outdoor furniture is to be used indoors or removed from the porch/property.

Do not affix anything to the furniture, walls, appliances, doors or trim with any type of adhesive, screws or nails.

#### SMOKING

Absolutely no smoking/vaping of any kind is allowed inside the house. Smoking is allowed on the front porch and under the house/in the driveway provided smoking is not near any open doors or windows and cigarette butts are properly disposed of. Any cigarette butts or damage/odors from smoking found by our cleaning/maintenance staff will incur additional cleaning/damage charges.

#### OUTDOOR COOKING/GRILLING

An outdoor charcoal grill is provided at the back of the property. Use of this grill is at your own risk. Do not dispose of hot coals in garbage cans.

No cooking/grilling of any kind is allowed underneath the house or on the front porch.

Any cooking oil/grease must be disposed of properly (NOT TO BE FLUSHED OR PUT DOWN DRAINS) and not allowed to splash on or stain driveway or other surfaces. Any damage caused by these activities will be subject to extra cleaning/damage charges.

Grill grates should be cleaned before check out.

#### PETS

Paws & Relax is a pet friendly property for DOGS ONLY due to owner allergies.

A separate pet addendum must be signed and fees paid prior to occupancy.

Any dogs/pets discovered on the property that have not be previously disclosed/paid for will result in a loss of deposit and/or immediate termination of the reservation/eviction without refund.

Guest is responsible for any/all damages/extra cleaning required. The pet fee is NOT a damage deposit. The Guest is responsible for any/all damages caused by the pet and, by signing this agreement, agrees to pay for any damages their pet causes to the property.

#### SEWER SYSTEM

This house is on a grinder pump. This grinder pump system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products or wipes (even if listed as flushable) should be flushed at any time. Do not dispose of fatty foods/greases/oils in the sink/garbage disposal. If it is found that these products have been flushed and clog the grinder pump, you could be charged damages up to and including the price of replacing the grinder pump.

#### INTERNET/CABLE

While we have subscribed to the fastest internet package available, we cannot guarantee speed or availability.

Internet and cable outages can and do occur. There is an antenna hooked up to the TV in the bunkroom for local channels if cable and internet are unavailable.

Downloading or uploading of illegal content and/or use of internet/cable for illegal purposes is prohibited. The router password is not published and is for guest use only. Guests will be held responsible for any illegal downloads or activity that occurs during their stay. To protect yourself, do not share the wifi password with anyone not included on your reservation.

#### PARKING

Parking is only allowed on the concrete driveway under and in front of the house. No parking on the sand is allowed. Do not park in or block neighboring driveways or the street.

#### BEACH CHAIRS/UMBRELLAS/TOYS

We have made an effort to provide some beach chairs/umbrellas/toys for guest use in the storage room under the stairs. We cannot guarantee availability and condition of these items. Please remove chairs/tents/toys from the beach at night for the safety of our wildlife, fire/rescue/wildlife volunteers and security of your belongings. If you use any items available in the storage room please return them, and any others that you care to add, to the storage area as neatly as possible.

#### BONFIRES/FIREPITS/FIREWORKS

No fires or fireworks are allowed on the property other than cooking grills used in approved places (not on the covered porch or under the house) due to fire risk. Fort Morgan has burn bans during much of the year. The sea oats quickly become tinder, therefore fire and fireworks are a danger to Paws & Relax and neighboring properties.

#### LOST AND FOUND

Please make sure to remove all of your personal it upon check out. Items that are left behind will be subject to charges for shipping for return to Guest if Owner is requested to return to Guest. Items found and not claimed within 30 days will be disposed of at the discretion of Owner.

#### LIABILITY

Guest agrees to indemnify Owner from and against liability for injury to Guest or any other person occupying Rental Property resulting from any cause whatsoever including, but not limited to, injury sustained as a result of use of the home or any amenities.

The Rental Property may offer access to recreational and water activities, including but not limited to canoes, bicycles, and swimming. Guest fully understands and acknowledges that outdoor recreational and water activities have inherent risks, dangers and hazards. Participation in such activities and/or use of equipment may result in injury or illness including, but not limited to bodily injury, disease, strains, fractures, partial and/or total paralysis, death or other ailments that could cause serious disability. Guest agrees to fully indemnify and hold harmless the Owner and any and all agents, employees, or contractors for any injury or damage caused by these activities, whether caused by the negligence of the Owners, the negligence of the participants, the negligence of others, accidents, breaches of contract, the forces of nature or other causes foreseeable or unforeseeable. Guest hereby

assumes all risks and dangers and all responsibility for any losses and/or damages, whether caused in whole or in part by the negligence or other conduct of the Owners or by any other person. Guest hereby voluntarily agree to release, waive, discharge, hold harmless, defend and indemnify Owner and any and all agents, employees, or contractors from any and all claims, actions or losses for bodily injury, property damage, wrongful death, loss of services or otherwise which may arise out of my use of Rental Property facilities, equipment, or activities. Guest further assumes full responsibility for the actions of any and all persons whom he may allow to enter the property during the rental period and indemnifies Owner from any and all claims arising from such other persons.

#### SECURITY

Outdoor security cameras are present. Sound is not recorded. Guests must NOT obscure or disable them at any time. If this occurs the reservation will be terminated and Guest will be required to vacate the property immediately without refund.

Guests are responsible for the property, its contents, themselves, and visitors during occupancy. Guests must lock windows and doors securely when not on the premises. The Guest named on this reservation personally guarantees the safe keeping of this house during their stay and will be responsible for ensuring that both themselves and all guests, whether they are registered as guests in the House or not, adhere to the rules and regulations in this Rental Agreement and the Paws & Relax Guest Information Binder in the house.

#### CHECK-OUT PROCEDURES

Check-out time is no later than 10am on the day of departure unless otherwise agreed upon in writing by the Owner. Unauthorized late check-outs will incur penalties of no less than \$100/hr and any costs incurred by the owner as a result of the late check-out.

Bag all garbage, remove from the home and place in garbage bins outside. Bins are to be rolled to the end of the driveway.

All dishes must be washed, dried and put away.

Grill grates must be cleaned off (if outdoor grill used).

If any indoor or outdoor furniture has been moved, it must be carefully placed back to where it was upon check-in.

Put all towels in bathtub.

Set thermostat to 75 degrees in summer and 62 in winter.

Ensure all windows are closed and locked.

Turn off all lights/ceiling fans.

Lock the door upon exit.

Agreement shall be enforced under the laws of the state within which the Rental Property is located, including any applicable rental acts of that state, and represents the entire Agreement. Any amendments must be in writing and signed by both parties. In the event of a dispute, legal action may only be instituted in the county within which the Rental Property is located. If any part of this Agreement shall be deemed unenforceable by law, that part shall be omitted from this Agreement without affecting the remaining Agreement.

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, Guest has read and agreed to the following:

I understand the rules and rental conditions upon which I am agreeing to rent accommodations, equipment, and use of the property. I acknowledge and accept that the sole responsibility for safety lies with the participant. In agreeing to this, I acknowledge that outdoor activities and exposure to the natural elements and animals can be dangerous and sometimes result in injury and even death. Steps and decks can be slippery, animals and insects can threaten and infect or injure, exposure to the elements can cause hypothermia, sunburn, among other risks inherent in participating in camping, outdoor and water activities. I know that alcohol and/or drugs do not mix safely with any outdoor activity.

I am over the age of 25 and assume responsibility for those in my charge under the age of 25. I hereby assume all legal responsibility for bodily injury to me or to any person on the property as a result of my visit and use, operation or possession of equipment hired or loaned to me. Acknowledging this, I accept complete responsibility for the minor children and myself in my charge and visit the property and equipment and engage in activities or events at

my own risk.

I will abide by the rules and accept these rental conditions:

The property I rent will be returned in the same condition in which it was rented and I will be responsible for all damage and/or loss that occurs during my rental period.

I agree to hold harmless and to indemnify the Owner of the Rental Property against all loss, damage, expense and penalty on account of personal injury or property damage to the rental dwellers, the undersigned or to any minor child or children in the charge of the undersigned, howsoever rising, whether by act or acts or failure to act of the employees, owners or animals of the said company or property owners or not.

I acknowledge receipt of the property in good order and condition (if found otherwise per my arrival I will contact Owner immediately) and further agree that the Owner of the Rental Property shall not be liable for consequential damages of any kind or nature from whatever cause arising, whether property or equipment is loaned or rented.

I enter into agreement freely with the Owner of the Rental Property at my own risk, acknowledging the risks inherent in indoor and outdoor activities and assume any and all responsibility for the minor children and myself in my charge.

All parties agree to and will comply with Federal, State and County pollution laws and any other applicable laws and regulations.

I will sign the additional pet addendum provided and pay all pet fees prior to arrival if applicable.

