

## RENTAL RULES AND REGULATIONS

Summit complex

**900 Padre Blvd, South Padre Island, TX 78597, Unit #703, Phone #956-761-1683.**

1. **CHECK-IN TIME** IS AFTER 4 PM CST AND **CHECK-OUT** IS 10:30 AM CST. Early check-in and late check-out may be available at additional charge.
2. This is a **NON SMOKING** unit.
3. **Pets** are not permitted in rental units under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **PAYMENT** - An advance payment equal to \$300.00 is required upon reservation. This must be received within five (5) days of booking the reservation. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to **South Padre Condo Rentals**. You can also pay via credit card. The **BALANCE OF RENT** along with the damage deposit is due Thirty (30) days before your arrival date.
6. **DAMAGE DEPOSIT**- A damage deposit of \$230.00 is required. This must be paid 30 days prior to arrival. It is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in dumpster; soiled dishes are placed in the dishwasher and cleaned.
  - d. All of the food has been removed from the fridge.
  - e. All keys are returned to our agent or are left in the lockbox if asked by the agent and the unit is left locked.
  - f. All charges accrued during the stay are paid prior to departure.
  - g. No linens are lost or damaged.
  - h. **NO** Early check-in or late check-out without prior permission.
  - i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by Summit.

**Payment Mailing Address:**  
**South Padre Condo Rentals**  
**2708 Westmoreland Dr.**  
**Plano, TX 75093**

7. **CANCELLATIONS - A minimum forty-five (45) day notice is required for cancellation.** Cancellations that are made more than forty-five (45) days prior to the arrival date will incur a cancellation fee equal to one night's rental amount plus applicable taxes. Cancellations or changes that result in a shortened stay, that are made within 45 days of the arrival date, forfeit the full payment and damage/reservation deposit. Cancellation or early departure for any reason does not warrant any refund of rent or deposit.
8. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
9. **MAXIMUM OCCUPANCY**- The maximum number of guests per condominium is limited to eight (8) persons. An additional charge of \$20.00 per person per night for guests in addition to eight (8) will be assessed.  
**THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.**
10. Longer **minimum stays** may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
13. **RATE CHANGES** - Rates subject to change without notice.
14. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
15. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **PARKING** – Designated covered parking is available for one car. Additional cars must be parked in non designated open parking spaces. Failure to park in designated area may result in towing of vehicle at renter's expense.
17. **COMPLEX AMENITIES** – For the most part all of the amenities in the complex are available. If any of the common amenities such as swimming pool, hot tub, elevator etc. is not available during your visit, it won't qualify for any discount.
18. **CONSTRUCTION** - When you take a stroll around South Padre Island you'll notice that we're still growing as a community. Many new properties are under construction. There may be some noise if your property is close to a construction site. All construction crews at South Padre Island are well mannered, and work doesn't begin before 7 AM during the week, 9 AM on Saturday and almost never on Sunday. If you have problems, please let us know and we'll ask the contractors to be more considerate. Unfortunately, we cannot offer refunds or moves in the event of construction noise.
19. **TRAVEL INSURANCE** – We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to [www.InsureMyTrip.com](http://www.InsureMyTrip.com) or [www.travelguard.com](http://www.travelguard.com) for details and to purchase.
20. **HURRICANE OR STORM POLICY** - No refunds will be given unless:  
The National Weather Service orders mandatory evacuation in a "South Padre Island" which falls during the reservation period.

If the reservation dates fall within the mandatory evacuation period or if condo is not accessible due to a Hurricane, we will allow: any unused days to be used within next 90 days of the original arrival date depending upon condo's availability. No cash or credit refund shall be offered. If you are booking during Hurricane season, we strongly recommend purchasing travel insurance.