

# MARTIN PROPERTIES

## THE DUNES

3398 SANDBAR  
CRYSTALS BEACH, TX 77650

### MAKING YOUR RESERVATIONS

When making a reservation, please have in mind the exact dates and the number of people who will be using the beach house, including your overnight guests. A reservation charge of 50% of rent plus damage deposit is required.. This deposit may be paid by travelers check, money order, or cashier's check. This holds the beach house for you exclusively and is part of your rent. The damage deposit is refundable at the end of your stay. However the initial deposit of 50% is **NOT Refundable maybe transferable to a different date**. If your reservation is made by phone, we must have your deposit within three business days in order to hold the beach house for you. The balance is due when the keys are picked up.

### DAMAGE DEPOSITS

A \$600 cleaning and damage deposit is required. In the month of March, New Year's Eve, and Memorial Day, a \$700 cleaning and damage deposit will be required. The rent balance and the cleaning/damage security deposit must be paid in cash, certified or cashier's check, postal or bank money order, or traveler's checks. NO PERSONAL CHECKS. Renter is responsible for all damages caused by the renter and/or their guests.

### SMOKING

No smoking is allowed inside the house or on the deck. No exceptions. Violation of the smoking policy will result in eviction and forfeiture of all monies. In addition, the guest will be charged \$600 for the additional cleaning of the property.

### PET FEE

Bringing a pet inside or outside a "no pet" home will result in forfeiture of your damage deposit.

### GRILLS, SMOKERS, ETC.

No grills or outdoor grilling allowed on the deck or on the concrete under the house, due to liability, risk of fire and insurance requirements. A grill and necessary supplies will not be provided.

### WATER

Quite often water is a scarce commodity on the island, therefore, water should not be used for pools, washing vehicles, etc. Be frugal with shower and baths.

### BED LINENS AND TOWELS

You are responsible for bringing all linens and towels. Therefore, you will need to bring bath towels, beach towels, cleaning towels, bed linens, blankets, etc. These items will not be provided. There are two queen beds, two twin beds and one king size beds in the home.

### FURNITURE

Please do not reconfigure the furniture. Doing so can lead to damage of the furniture, floors and walls. Renter is responsible for all damages caused by the renter and/or their guests.

### FAMILY ENVIRONMENT

We rent to FAMILIES and accept reservations ONLY FROM ADULTS! **No prom, spring break, graduation groups, chaperoned or not, will be allowed to rent.** No exceptions will be made and NO KEYS WILL BE GIVEN TO ANYONE BUT AN ADULT OVER THE AGE OF 25 & limited to four teenagers maximum. If owner, security, or neighbors discover a disturbance, overcrowding or damage, all parties will be asked to leave promptly, without a refund of rent money or damage deposit. Identification must be furnished upon request.

### RENTAL CAPACITY

In order to make your stay as enjoyable as possible, please do not bring more people than the beach house sleeps, as all the beach houses are on septic systems. **Overcrowding will result in a loss of your deposit.**

### OWNER CLOSETS

Our home has a locked closet, in the hallway, for personal items. Please respect these areas and do not attempt to open them.

### AIR CONDITIONER

Please be conservative when using the air conditioner. Keep the thermostat at auto 71-75 degrees and keep windows and doors closed.

### MAINTENANCE

We make every effort to keep the property and its equipment in good working order. In the case of a breakdown, we will strive to repair it as soon as possible and make reasonable effort to resolve any problems. There may be an occasional problem with air conditioners, televisions, VCR's, DVD's, appliances, etc. **NO REFUND OR RATE ADJUSTMENT WILL BE MADE FOR MECHANICAL FAILURE. (CHARGEBACKS COULD BE MADE FOR UNNECESSARY MAINTENANCE CALLS).**

### NEW CONSTRUCTION

The Bolivar Peninsula is rapidly rebuilding after the devastation of Hurricane Ike. While we understand that the sounds of construction might not be welcome on your vacation, we ask for your patience. We have no control on any crews who may be working near your rental. We cannot relocate you or give refunds for any inconvenience.

### FIREWORKS

Fireworks are not permitted on the premises, including decks, walkways, driveways or yards. We have noticed that most people use the beach for fireworks; however, we are not familiar with the law governing fireworks.

### HURRICANE POLICIES

The owner cannot be held responsible for bad or rainy weather & sea weed problems no refunds will be given. No refunds for hurricanes will be given unless:

- a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation" order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
  - a. Any unused portion of rent from a guest currently registered,
  - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
  - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

### PARKING

Parking is not allowed on lawn areas. The lawn area contains the sewer equipment

### BEACH PARKING PERMIT

Galveston County requires that all vehicles and golf carts parked on Bolivar Peninsula beaches display a permit. The permit costs \$10.00 and can be purchased at any grocery store.

### WHAT YOU WILL NEED TO BRING

- **Paper and kitchen products:** Toilet paper, paper towels, coffee filters, plastic wrap, aluminum foil, trash bags
- **Bed Linens and Towels** - You are responsible for bringing all linens and towels. Therefore, you will need to bring bath towels, beach towels, cleaning towels, bed sheets, blankets, etc. These items will not be provided.
- **Cleaning supplies:** Dishwasher soap, dishwashing liquid, laundry detergent
- **Non-perishable food items:** Condiments, sugar, etc.
- **Beach supplies:** Cooler, hats, beach umbrella, beach chairs, beach towels, sun block, mosquito repellent
- **Grill supplies:** Grill, charcoal and lighter fluid.
- **Personal supplies:** Bath soap, shampoo, etc.
- And, of course, the kids!

### CHECK IN TIME

You may check into your beach house after 3 p.m. If any problem, please call the owner at (936.336.3945, 936.346.7398) ahead of

time to make other arrangements. If you are checking in on a day other than the first day of your reservation, please notify us what day you are arriving so that we don't think you aren't coming and re-rent the beach house. Early check ins are not permitted.

## LENGTH OF RENTAL

Rental weeks are available two ways: **Monday 3 p.m. to Sunday at 12 p.m. or Friday 3 p.m. to Thursday at 12 p.m.** Weekends are booked **ONLY** when they do not present a possible time loss. If you would like to call a few days prior to a weekend, to check availability, you may. If no one has rented the house for the week then the house may be available for the weekend. However, off-season can be booked any time as long as it is a two-day rental, and as long as two weekends are not taken up by your stay. **NO CAMPERS, TRAILERS OR RV'S WILL BE ALLOWED .**

## HOLIDAYS

**The following holidays require minimum stays:**

**Spring Break:** 6 night minimum

**Memorial Day:** 3 night minimum

**Labor Day:** 3 night minimum

**Thanksgiving:** 4 night minimum

**Christmas/New Year:** 3 night minimum

## DEPARTURES

Unfortunately, all good things must come to an end! Check-out time is 12:00 p.m. **NO EXCEPTIONS**

- Notify Clarence or Jo Ella Martin (936.336.3945, 936.346.2880, 936.346.7398) of any damage or maintenance issues.
- Clean and put away all dishes including those in the dishwasher.
- Remove all of your food from the refrigerator.
- Leave the refrigerator and freezer settings on medium.
- Please turn off all small appliances such as coffee pot, etc.
- Turn off all inside and outside lights.
- Make sure all doors and windows are locked and secure.
- **Place all trash in secured trash bags and leave in the outdoor trash downstairs then place trash can near curb for garbage "pickup"**

If your home requires extra cleaning because you left it in poor condition, you may be charged an additional cleaning fee.