



Breezy Palms Cottage Rentals

Breezy Palms Cottage Rentals
101 East Bay Ave.
Seadrift, Texas 77983

To book reservations call:
Office 361-785-4910
John 361-550-6069

www.breezypalmscottages.com

Amenities of Breezy Palms Cottage Rentals:

Located across from San Antonio Bay front, View of San Antonio Bay
Restaurants just minutes away
Patio Cover with BBQ grills & Picnic table
All cottages built in 2009
Large porch facing the Bay
All linens are furnished
Small Kitchens
Bathroom with shower and toilet inside cabin
Hot and cold running water
Heating and air conditioning
Satellite TV in all cottages

Cottages A (Angle fish) & B (Blue Marlin)~
3 twins beds (sleeps 3) bathroom w/shower, toilet & sink, microwave, refrigerator,
kitchen sink, 2 burner stove

Cottages C (Cobia) & D (Dolphin) ~ PET FRIENDLY, \$25 Fee
2 sets of Bunk Beds (4 twins) Living Room Couch which may sleep 1 more, bathroom
w/shower, toilet & sink refrigerator, kitchen sink, microwave, 2 burner portable cook
top.

Cottage E PET FRIENDLY,\$25 Fee 2 twin beds,couch,recliner chair,bathroom
w/shower,toilet and sink,kitchen sink,refrigerator,microwave,2 burner portable cook top
and small table.

All cottages require a one night refundable security deposit or \$50.

Children are welcome, but we do not provide cots or cribs.

From \$89 to \$119 daily and weekly from \$350 to \$390.

Please call Breezy Palms @ (361) 785 - 4910 or 361-550-6069 to make reservations. Cash, check, money order, travelers checks, cashier's check accepted. Personal checks are accepted two weeks in advance. Less than two weeks, a money order, cashier's check or traveler's check accepted and should be sent overnight. Or use PayPal on our website.

Payment is due in full upon making the reservation. Reservations must be made by phone or paid on our internet web site followed up by a email confirmation..

A refundable security deposit of \$50 is due upon arrival.

Once you have contacted us and made a reservation, **it is not confirmed** until we obtain YOUR PAYMENT. First paid ----- First served.

Refund Policy:

We do not give refunds for any reason including these:

Bad Fishing, Weather i.e., rainy days or overcast skies.
early departures, electricity, water, television outages that may occasionally occur and are out of our control (We will report outages; however, no refunds will be given due to outages). appliance, plumbing or mechanical failure, utility failure, or circumstances beyond our control.

We reserve the right to cancel a confirmed reservation (with good reason) at any time prior to taking occupancy of the property and in that case a full refund will be made. HOWEVER they can be rescheduled for another time.

CANCELLATION POLICY:

YOU MUST CALL: 361-785-4910 or 361-550-6069

If you cancel and **IF** the cottage can be rented again, we will refund your rent minus a per night \$50 service charge. Otherwise, there is **NO** refund.
Cottage reservations can be rescheduled.

CHECK-IN Time is 3:00-9:00 PM. If you need to arrive past 9:00 P.M., we appreciate a phone call at 361-785-4910. There shall be a charge of \$25 per hour for late check-in after 9:00 PM.

CHECK-OUT Time is 11:00 a.m. There shall be a charge of \$25 per hour after the 11:00a.m. Check-out time

NOTE: your deposit balance will be mailed to you if we can not inspect your cottage prior to your departure

We do not have a reception area, phone (bring your cell), security or 24 hour service. Guest(s) are responsible for the safety of their families and invitees! Please call 911 for emergencies!

GUEST POLICIES:

1. You must:

- be at least 21 with a valid driver's license or passport
- have fully completed and signed cottage rental agreement
- make full payment on rental
- pay \$50 refundable security deposit
- completed and signed pet agreement
- pay \$25 pet fee ...

YOU WILL LOSE YOUR ONE NIGHTS DEPOSIT AND BE EVICTED IF WE FIND YOU HAVE A PET WITHOUT THE SIGNED PET AGREEMENT.

2. ALL cottages are NO SMOKING. Smoking on the porch or on the grounds is permitted; butts must be discarded in the appropriate containers. You will LOSE your security deposit if we smell smoke in the Cottage. NO EXCEPTIONS!!

3. Guests must keep cottage area inside and outside clean and neat as maid service is not provided. The cabins contain linens, coffee pot & coffee filters, paper towels, trash bags, and toilet paper.

If you choose to use the kitchen for cooking, please be kind and leave it the way you found it. All appliances must be clean and in good condition and all dishes must be washed and put away. Please return furniture to its original position. In cases where there are dirty dishes and the cottage has been left filthy, there will be a \$35 additional cleaning fee taken from your deposit.

4. Guest(s) are responsible for any losses, repairs and/or damages caused by misuse, abuse or theft by the guest, guest family, and/or visitor(s) to Breezy Palms property. Property includes all of the common area, and cottages – including appliances, furniture, kitchen ware and all linens. Guest(s) will be responsible for the full amount of damage repairs or value of the item that are lost or stolen and this amount will be deducted from the deposit.

* Lost key = \$10.00 and \$75.00 for each T.V. remote.

** Total cost for any other damages will be at the sole discretion of management without negotiation! We take damage seriously!

5. Please check your accommodation carefully before leaving.

By renting a cabin you are accepting our guest rental policies and agreeing to:

- * register your pet and pay a \$25 pet fee (Cabin C &D)
- * clean up after your pet both inside and outside
- * have dog(s) on a leash under owner's control when outside
- * only allow the registered number of guest to stay in the cottage
- * insure that no visitors of registered guest spend the night (see ** below)
- * have only the specified number of vehicles parked at the cottage
- * part in designated area only
- * grill only in area provided (NOT on the deck)
- * smoke OUTSIDE of cottage only and dispose of butts properly
- * Put ONLY toilet paper in the toilet. NO tampons or napkins.
- * absolutely not burn any candle or candle like items in the cottage
- * NOT play loud music or have ANY parties
- * NOT engage in ANY illegal activity in a cottage or on this property
- * NOT open windows and keep door open when running the AC to avoid A/C's from freezing up causing the cottages to get hot.

NOTE: Please set AC thermostat at 75 degrees if no one will be home for several hours. Leaving just the ceiling fan on keeps the cottage comfortable when unoccupied.

**** Note:** Guest(s) shall be required to leave the premises of Breezy Palms Cottages and the full amount of rent will be forfeited if at anytime there is more than the reserved number of guests in the cottages or on the property.

Loss of rent and eviction will occur in the event of: inside smoking, pets, loud music/noise, large parties, unacceptable behavior, illegal activity or more than specified vehicles.

Cottage owners reserve the right to enter the cottages at any time ,to make needed repairs and/or to inspect the property if owners feel that any of the above mentioned policies are not adhered to by guest(s).

CHECK-OUT PROCEDURES:

Bag all trash and put in outside trash cans.

Leave kitchen & appliances clean , wash dishes & put back in place.

Remove any food from refrigerator/freezer

Place any moved furniture/furnishings back to their original place

Leave key in cottage ,Turn off a/c or heater
Leave TV remote control in place where you found it
Turn off lights, coffee maker and A/C's

The guests must acknowledge and understand these dangers and be
Responsible for protecting themselves, their families and invitees!

Signature: _____ Date _____

**ACKNOWLEDGEMENT AND ACCEPTANCE OF POLICIES AND RELEASE AND
INDEMNITY AGREEMENT**

The undersigned hereby agrees to and accepts all policies of Breezy Palms Cottage
Rentals. The undersigned hereby agrees to assume all risk for any and all damages to
property or injuries, including death.

The undersigned waive any claim for damages to persons or property, which may occur
as the result of the use of the said premises. This waiver includes any negligent acts or
omissions caused directly or in-directly by Breezy Palms Cottage Rentals. The
undersigned further agrees to indemnify and hold harmless including its officers,
directors, or employees, from any claims or damages, which may occur to any child,
invitee, or guest of the undersigned.

Violation of any federal or state laws, company policies or house rules is all grounds for
immediate eviction without refund. This includes any form of illegal drug use or abuse of
alcohol.

It is understood and agreed that this agreement includes but is not limited to slipping and
falling on any surfaces wet or dry, sprained or broken limbs, cuts and abrasions,
drowning, eye injuries, insect bites, bacterial infections.

I/We agree to indemnify and hold harmless the owners of the cottages, Breezy Palms
Cottage Rentals and their agents from any accidents, injury or liability suffered on or
about the cottages or premises. Cottage owners are not responsible for damages or loss of
personal property, money, jewelry or valuables of any kind, etc. Use of waterfront
property and swimming own risk. No refunds or discounts will be given for A/C,
Heating, Appliance(s), Water, and /or Sewer failures. Needed repairs will be made as
soon as possible.

UNDERSTOOD AGREED AND ACCEPTED

BY _____ Date _____

Signature of Guest and responsible party

****To secure your reservation we must receive your payment in full****