



The TIKI Condominium Vacation Rental
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WINTER TEXAN

Welcome to the TIKI Condominium in South Padre Island, Texas!
We sincerely hope you and your family enjoy your stay.

RESERVATIONS: A booking fee of \$200.00 is required to secure a condominium rental. This fee will convert into a damage deposit and will not be applied towards the rental fee. The first month's rental needs to be paid in full thirty (30) days prior to the arrival date. Reservations are subject to cancellation and will result in 100% forfeiture of any money paid up to that date if payment is not received thirty (30) days from your arrival date.

All reservations require: (1) a valid credit or debit card, (2) Damage Deposit; (3) a signed Rental Agreement; and (4) a current driver's license or state-issued identification card.

SECURITY DEPOSIT: Damage deposit will be rolled over to the next year's reservation or refunded 5 days after your departure.

CANCELLATIONS: Reservations cancelled prior to thirty (30) days from arrival date will be charged a \$200 cancellation fee. Reservations cancelled within thirty (30) days or less prior to arrival date, will result in a 100% forfeiture of the reservation fee. Inclement weather cannot be considered a valid reason for refund. The only exception would be a forced evacuation of the island due to a hurricane.

CHECK-INS & CHECK-OUT: Check in starts at 4 p.m. on arrival date and check out is 10 a.m. on departure date. If you plan to check-in after business hours please call the office to make arrangements. Your key will be left with security at 956-434-1115. **Early check-ins are accommodated when possible but are not guaranteed.**

Office Hours: Regular office hours are from 8:30 – 6 p.m. During some Holidays and summer season, office will close on Friday and Saturday at 10 p.m. Office hours are subject to change.

KEYS: All keys should be returned to front desk at check out. If one or both keys are lost or stolen, you will be charged for a replacement lock fee of \$50.00 **NO EXCEPTIONS!**

PETS: Upon booking you have to report if you will be bringing a pet. If your unit is seen with a pet, you will automatically be charged a pet fee on the credit card you have on file. First pet fee is \$75.00 and a second pet fee is \$45.00. Please pick up after your pet or there will be a \$100.00 fine. Guests hereby agree to comply with the following:

- All pets must have current rabies vaccinations and all other vaccinations and flea & tick treatment
- All pets must be leashed;
- Any evidence of pets on furniture may incur extra cleaning fees;
- Guests are responsible for cleaning up their pet's refuse. TIKI will provide you with a map showing designated areas where trash bags are available.
- Pets must not cause damage to premises or furnishings. If damage occurs, the cost of the damage will be deducted from the deposit. Guests are responsible for damages exceeding the deposit;
- Guest should prevent pets from excessive noise at a level that disturbs neighbors;
- Pets must not be left unattended on balcony or porch;
- The TIKI assumes no responsibility for illness or injury that may occur to pets or humans while on the premises;
- Guests must insure that pets do not enter the pool or disturb other guests in the pool area or common grounds

SMOKING: All units at the TIKI are **SMOKE-FREE**. Upon check out, if cigarette, cigar or other inhaled smoke odors are detected inside a condominium, a registered guest's entire damage deposit will be forfeited.

CLEANING: Cleaning services are available when scheduled through the office. Normal rates of \$65 – 1 bedroom, \$85 – 2 bedroom, \$105 – 3 bedroom.

LAUNDRY FACILITIES: For your convenience, there is a coin operated laundry room on the premises. Per wash: \$1.50 – Dryer: \$1.50. Packs of detergent and drying sheet are available for \$1.00 each at the front desk.

TOWELS: A towel exchange for **Tiki Rental Pool Renters**, is available for your convenience every Tuesdays and Thursdays normally from 11 p.m. – 1 p.m. Please be sure to check with the office upon arrival for any scheduling changes. The exchange is towels only and the TIKI's towels are NOT allowed in pool area or at the beach.

BBQ PITS: ***GRILLS ON BALCONIES OR PATIOS ARE PROHIBITED!!*** We have 4 designated areas for your convenience. Some grilling tools are available on a “first come first serve basis” at the front office for guest's convenience. Make sure you return grilling supplies to office to avoid any extra charges on account.

ILLEGAL ACTIVITIES: Any suspicious of any illegal activity by any guest will be automatically reported to local law enforcement. If a guest is arrested for any illegal activity all other guests in the

condominium of the arrested person will be subject to immediate eviction without refunding of rental fees or security deposits.

VISITORS: Visitors must come by the office to register their vehicles.

WRISTBANDS: Normally, wrist bands are not required during the winter season. During high peak seasons and holidays, wristbands will be issued to all registered guests. Visitors must register and get wristbands (charge may apply to visitors). Visitor wristbands are strictly for use of the common areas and do not permit visitors to stay in the unit overnight. During the required seasons, any person on the property without a wristband is subject to immediate eviction.

EMERGENCY ENTRANCE INTO UNIT: The manager, security guard or other representatives of the TIKI may enter any rental unit at any time, without notice, for the purposes of protection of property or others, and/or maintenance of the property.

NOISE VIOLATIONS: Registered guests and visitors may not interfere with the peaceful enjoyment of neighboring condominiums. Any noise complaints that result in a police report or police visit will result in loss of the security/damage deposit and immediate eviction from the premises.

PARKING: *All vehicles require a Parking Permit if staying at the TIKI.* Permits are available during check-in and must be displayed properly on the front rear mirror. Only one vehicle can be parked by unit if available and if any second vehicles, they have to be parked in the parking lot by the office on Padre Blvd. Tents, campers, or motor homes are not permitted on the property. Violations of the parking policy may result in vehicles being towed at the owner's expense. The TIKI is not responsible for any fees associated with towing or disablement of any vehicles owned or operated by guests on the property.

LOST OR STOLEN ITEMS: Guests should lock unit and vehicles at all times. Personal items should not be left unattended at the beach or the pool even for short periods of time. The TIKI is not responsible for lost or stolen items while on TIKI property.

BALCONY USE: Guests are prohibited from hanging towels, clothing or other items from balconies or patios.

SWIMMING POOL: *THERE IS NO LIFE GUARD ON DUTY. ALL GUEST SWIM AT THEIR OWN RISK. CHILDREN UNDER 12 YEARS OLD MUST BE SUPERVISED AT THE POOL AT ALL TIMES. THIS AGE LIMIT WILL BE STRICTLY ENFORCED!*

- Normal Pool Hours are from 10 a.m. to 11 p.m. daily. Visitors of registered guests are required to have Visitor Wrist bands and are allowed to use the pools with the registered guest except during restricted access periods. Restricted access periods are Friday thru Sunday - March 1-31st, Easter Weekend, May 1st through August 31st.
- Pools will close at 11 p. m. during Spring Break.
- Beach sand must be rinsed off at the shower located at the top of the stairs on the seawall prior to entering the pool.
- All trash and belongings should be removed from the pool area when your use is completed.

- No glass containers are allowed in the pool area.**
- Any person under the influence of alcohol or drugs is prohibited from entering the pool.
- Large rafts and boogey boards are not permitted in pool area.
- No running, diving, or horseplay is allowed in pools.
- Proper swimwear is required while in the pool. No cutoff jeans or street clothes are allowed.
- All infant and children not potty trained **MUST** wear swim diapers when in the pool.
- Any tampering with pool equipment or settings will result in loss of damage deposit in the amount required to get the pool up to standard.

Must be signed and retained in the office upon arrival

ACKNOWLEDGEMENT: I have read, understand and agree to abide to all terms and conditions listed in this Agreement. I understand that any violation of these rules may result in eviction with no refund. I understand that the costs of extraordinary cleaning, excessive removal of garbage, lost keys, missing furnishings, and damages may be deducted from the security deposit or charged to my credit card. I authorize the property manager to charge my credit card for any damages or late check-out fees. I understand that if I vacate the property early for any reason or if I am evicted I am not entitled to a refund.

I have read, understand and agree to abide to all terms and conditions listed above.

SIGNATURE OF REGISTERED GUEST

UNIT#

DATE