

## Reservations & Payments

Thank you for choosing Seapointe Village Realty to reserve your vacation rental. Upon booking your reservation the required deposit includes: fifty percent (50%) of the rental amount, administrative fee, and all associated fees applicable to your reservation. The balance is due 30 days prior to your arrival. American Express, Visa, Mastercard, Discover, debit card, and eCheck are accepted as payment. Please note some homeowners may not accept credit cards as form of payment. No monies are accepted at check-in.

Vacation Rental Damage Insurance (VRDI) and Trip Cancellation Insurance are offered. A security deposit or VRDI policy is required for every occupancy agreement. Please direct all inquiries to your rental agent.

## Cancellations

Once your deposit has been received, by check or credit card, all cancellations must be made in writing via email. All administrative fees, insurance policy premiums, and cancellation fees are non-refundable.

If a cancellation is made less than 45 days prior to arrival date, all monies paid are non-refundable unless re-rented. If a cancellation is 45 days or more prior to arrival date, the deposit is refunded less applicable charges.

Changes in accommodations will not be accepted within 45 days of arrival. All changes in residences will be charged a \$125 move fee.

## Seapointe Residences

- All of the residences are individually owned and each differs in style, décor, and the extent of renovations.
- Cable TV and Wi-Fi Internet are provided in all residences.
- Each residence has a fully equipped kitchen including refrigerator/freezer, a stove, an oven, dishwasher, microwave, silverware, dishware, cookware, and basic cooking utensils. There is also a washer and dryer in each residence.
- All residences are non-smoking, including balconies and patios.
- All the details concerning your rental residence (including: bedding types & sizes, view, and location) can be found on your Occupancy Agreement.
- A mid-week "touch-up" housekeeping service is provided complimentary during weekly stays.
- All amenities are maintained, governed, and managed by the Seapointe Village Master Association. Please verify the amenities schedule in pre/post-season. Amenities may close at any time without notice due to inclement weather or malfunction.

## Our Outside Listings

Guests renting outside of Seapointe Village are NOT permitted use of Seapointe Village pools and other amenities. However, the Resort Shop and Kids Central are available to them. Beach tags must be purchased for the use of the private beach. Public beaches begin at Jefferson Avenue, one block north of Rochester Avenue. All residences are non-smoking. Midweek touch-up cleanings are not offered to outside listings. Weekly rates and occupancy limits may vary according to owner. Sorry, no pets allowed.

A New Jersey Licensed Real Estate Broker • [www.SeapointeRealty.com](http://www.SeapointeRealty.com)  
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SEAPOINTE VILLAGE  
REALTY LLC

## What to Bring

- Bed linens & beach towels are NOT supplied. Please call us for local linen rental info. The following items ARE provided in the residence: pillows, bedspreads, mattress pads, kitchen towels, and bath towels.
- Beach chair and umbrella rentals are available on our beach at the Beach Hut. If you choose to bring your own chairs, they must be stored in your vehicle along with any other beach gear. Condominium Association rules prohibit anyone from bringing beach chairs and other beach equipment into the hallways, elevators, and residences.
- Paper products and cleaning products are NOT provided in the residence. You will need to bring the following items: trash bags, cleaning supplies, paper towels, toilet paper, and detergents.
- Bicycle storage is NOT available. Therefore, bicycle rentals are recommended. The Resort Shop can direct you to local rentals.

## Checking In

The Seapointe Village Realty office is located in the IBIS Residences condominium building adjacent to the Seapointe Village Gatehouse. Check-in time is 4:00 pm. At check-in you will be provided with your parking pass, gate card, recreation tags, and keys.

Early arrivals are permitted only AFTER 1:00 pm to enjoy Village amenities; rental residences might not be ready for entry until 4:00 pm.

## Parking

Important: Vehicles with rooftop carriers exceeding 6 ft. in height WILL NOT clear the parking garage height maximums for your designated parking areas. You will either have to remove the carrier and place it in your vehicle, or park outside of Seapointe Village.

No exceptions will be granted by the Seapointe Village Master Association security staff.

All 1-Bedroom and 2-Bedroom residences receive only ONE (1) parking pass.

All 2-bedroom + Den, 3-Bedroom, and larger residences receive TWO (2) parking passes.

All tenants in townhomes and single-family homes must park in their designated garages or driveways, and display parking passes. Please adhere to parking regulations as Seapointe Village security staff may ticket violators.

Additional parking passes WILL NOT be allowed under any circumstances. Any vehicles in addition to the parking limit may park for free outside the complex.

Motorcycles and trailers are NOT allowed in Seapointe Village.

## Checking Out

Check-out is promptly at 11:00 am so that we can prepare the residence for the next guests. Access to pools, parking, and other amenities is NOT available after 11:00 am on the day of departure. No exceptions can be made.