

PREMIER VACATION LAKE OF THE OZARKS
31457 Lakewood Beach Rd
Gravois Mills MO 65037
573-207-0137/573-789-3009/573-789-3348
Email: rentals@premiervacationsatlakeoftheozarks.com

PROPERTY INFORMATION

Welcome! We are so glad you have chosen to come to the beautiful Lake of the Ozarks. We are sure you will have a wonderful time, and enjoy the property you have chosen.

In the interest of safety and fun, following are our Policies and Procedures:

Check In-Check Out: *4-6 pm check in. 10 am checkout.* Exceptions must be *prearranged* with management. Early check in or late check out that has not been preapproved will result in an additional charge of **\$15/hour**. We will be escorting you to the property personally.

Cancellation: 90% refund if cancellation is made **30 days prior** to arrival date. **NO** refund if less than 30 days. **Holiday weekends** require **60 days** prior notice for a refund. Any credit card cancellations are subject to 5% cancellation fee.

Reservation/Payment: 50% of total is due when reservation made. Balance is due 30 days prior to arrival. Final payment may be made via credit card, or certified check. Mail checks to 31457 Lakewood Beach Rd, Gravois Mills MO 65037. Checks must be received prior to the 30 day arrival time frame.

Damage Deposit: **Refundable damage deposit equivalent to one day's rent is required.** Damage deposit is NOT applicable towards rent. It will be returned *within 15 days* of departure if no damages or loss incurred. Walk-through prior to departure will be arranged when possible. If not possible, walk-through will occur after departure and prior to next guest's arrival. Registration Form includes credit card information and agreement to utilize same in the event of damage or loss to property or furnishings resulting from guest's actions or inactions. Please advise immediately of any damage or loss during stay.

Safety: Children (age 12 and under) are *required to wear a life vest* while on dock and/or swimming. Children (age 12 and under) are also *required to be accompanied by an adult (over age 21)* while on dock and/or while swimming. Docks are also used for restaurant business, so use caution when near dock area.

Trash: Garbage cans and bags are provided. It is required that a bag be used in cans or there will be an additional \$10/per can charge added to credit card provided. A trash dumpster is located on the property. It is for guest use only & requires the use of a key to gain access. The key is provided in the unit. Loss of key will result in a \$5.00 additional charge. All trash **MUST** be removed from home prior to departure, or additional charge of \$25.00 will be assessed.

Smoking: **NO** smoking of any substance is permitted inside the property. Candles and/or incense are also prohibited. Evidence of smoking will result in a \$100 charge on credit card provided. Ashtrays are provided on the decks.

Personal Property: Management and/or owners are not responsible or liable for loss or damage.

Fireworks: Fireworks are not permitted. Small child like fireworks (ie. sparklers) may be used.

Noise: "Excessive" noise is noise that disturbs your neighbors & is prohibited after 11pm.

Swim: Swimming is allowed near beach area during regular hours of business, but NOT from ramp walkway. No lifeguards are provided. Swimming is at your own risk. Coconuts pool is an adults only swim up bar.

Grills/Fire pits: Every property has a gas grill. **Adults only** are to handle the grills. Grills are **NOT** to be moved off the deck they are on. While we attempt to make sure gas tanks are sufficient, it may be necessary to contact us at 573-789-3348 for refills. *Do not* leave a burning grill unattended. *Do not* lean hot grill lid against building or rail.

Fishing: Fishing permits *are* required. Permits can be obtained at many local stores. Fishing off shoreline can be slippery; you do so at your own risk.

Dogs: Some dogs are permitted. Preapproval is required by Management. Dogs must be walked in specified areas, on leash when outside and kenneled if left alone in unit. Dogs can't be left in units for more than 4 hours. Dogs must be up to date on shots, spayed or neutered and wearing flea/tick deterrent like Frontline. Pets must be over a year old and less than 13 years old. A pet deposit of \$10/day will be charged. It will be returned *within 15 days* of departure if no damages or loss incurred.

ANY VIOLATION OF THE ABOVE POLICIES AND PROCEDURES CAN RESULT IN THE IMMEDIATE TERMINATION OF YOUR STAY, WITH NO REFUND. YOUR SIGNED REGISTRATION FORM IS YOUR AGREEMENT TO ADHERE TO THESE POLICIES. *We thank you for your understanding and cooperation.*

Additional Notes:

- **Concierge Services:** *We can go food shopping, arrange golf packages, referral services for Boat/jet ski rental, catering, entertainment, clergy, etc. JUST ASK!!*
- **LAN Line Telephone service** is not available.
- **WIFI Access** instructions provided in each unit
- **Supplies provided are:** *minimal coffee, tea, sugar, salt/pepper, napkins, dishes, silverware, pots/pans, small appliances including blender, toaster, coffee pot, microwave, grills, linens on beds, VCR players, DVD player, towels (no beach towels), garbage bags (1 per day) toilet tissue and paper towels.*

*****NO DAILY CLEANING SERVICE***** While linens and bath towels are provided, daily cleaning service is not provided, but is available for an additional fee. Towels and linens are not to be taken from the home, so please bring beach towels for your use. Washer & dryer use is provided for week long rentals.

OCCUPANCY INFORMATION:

The maximum number of guests is limited to _____ people. Occupancy exceeding _____ will result in an additional \$55.00 per day charge.

STATE LAW REQUIRES ALL FOOD AND BEVERAGES CONSUMED ON COCONUTS GROUNDS MUST BE PURCHASED FROM COCONUTS. DO NOT BRING FOOD OR BEVERAGES FROM RENTAL HOMES ONTO COCONUTS PROPERTY. THE PROPERTY GROUNDS ARE CLEARLY MARKED BEYOND THE WALKWAY TO GUEST DOCK. THE RESTAURANT AND FACILITIES ARE AVAILABLE FOR YOUR ENJOYMENT DURING WORKING HOURS ONLY. PLEASE DO NOT TRESPASS ON PROPERTY WHEN THEY ARE NOT OPEN.