

Gulfpoint
West Galveston Island

Rental Policies and Agreement

1. Gulfpoint is a vacation rental residence owned by Stivers Family Limited Partnership. Contact information is:

Joe Stivers, Partner, Broker
Stivers Family Limited Partnership
2323 Veterans Memorial Pkwy
Huntsville, Texas 77340
Phone (Cell) 936-661-0525
Office 936-295-8999
Residence 936-295-6894

2. The physical location of Gulfpoint is:

4106 Campeche Ct
Galveston, Texas 77554
House Phone 409-737-2581
(This is not a mailing address)

Gulfpoint is situated just 2 blocks from the beach with a beach view.

3. Directions to Gulfpoint from Houston are as follows: I-45 South, drive across the causeway to the Island and exit at 61st Street. Right onto 61st Street and continue to Seawall Blvd. Turn right onto Seawall Blvd and continue for 7.7 miles to a stoplight. Turn left at the stoplight, entering Pirates' Beach Subdivision, and continue to the 2nd Stopsign. Turn right onto Grand Terre, and then an immediate right onto Campeche Ct. Gulfpoint is situated at the end of Campeche Ct on the right.

4. The mission of Gulfpoint and that of Stivers Family Limited Partnership is to offer a recreational-centered beach retreat to those who are cost-conscious and who may desire to establish Gulfpoint as their vacation tradition. To keep our Guests' costs low, we currently require that Guests bring their own linens and towels for the duration of their stay, and we ask that guests leave the property at the end of their stay in the same condition as at the beginning of their stay. These efforts on the part of Guests will save Guests hundreds of dollars in vacation expenses.

5. Reservations: Reservations may be made by calling Joe Stivers directly at any of the telephone numbers listed in Part 1 of this document. A Deposit in the amount of \$300. must be received before a reservation is entered. Seven days prior to the first day of the reservation term, payment for the full amount of the rental must be received in addition to the Deposit. Currently, only checks and money orders are accepted for payment of the Deposit and Rent.

6. Deposit Return and Cancellation: Once a Deposit has been received by Gulfpoint, Guests will receive a full refund due to cancellation if the cancellation is received in writing no later than 15 days prior to the first day of the reservation. After the term of the stay, an inspection will be conducted for inventory, condition, and cleanliness. Upon approval, Deposit will be returned within 30 days from the last day of the term of the reserved period.

7. Property Access: Upon receipt of funds due prior to occupancy under this agreement, a 4-digit code will be given to the primary Guest by phone. This code will access a lockbox containing keys to the property. The lockbox is located in the driveway area on the back side of a support piling.

8. Rental Policy: Gulfpoint is intended for use by individuals, family or business groups, and adults over the age of 25 only. Any other use is strictly forbidden unless approved by Gulfpoint management.

9. Smoking is permitted on the deck and outside of the house. Guests should dispose of ashes and butts in a fireproof container and take special caution to avoid fire hazards.

10. Grill Provided: A large Weber grill for outdoor cooking is located at the bottom of the exterior stairway. Under no circumstances should the grill be

moved to an interior location or onto the deck. Avoid fire hazards. Cleaning the grill is the responsibility of the Guest.

11. Pets are not permitted on the property unless written permission is obtained in advance from Gulfpoint management.

12. Weather: The terms of this agreement are not subject to weather conditions, however, if voluntary or mandatory evacuation has been ordered by authorities with regard to an approaching hurricane, a full or prorated return of the rent amount will be offered.

13. Occupancy and Capacity: Gulfpoint can accommodate up to 12 person. The bed and bedroom format is as follows:

Upper Loft 1	King Bed
Upper Loft 2	1 Queen Bed and 1 Single Bed
Main Living	2 Double Futons
Street Level BR	1 Queen
Street Level Living	1 Bunk Set and 1 Single Bed

There is a full bath on each of 3 levels.

14. Locked Areas: Gulfpoint is periodically occupied by its owners. Guests are asked not to attempt to access the locked areas reserved for use by owners.

15. Maintenance: Upon arrival at Gulfpoint, Guests should inspect all components of the house to ascertain that all are functioning properly. In the event a major appliance is inoperable or performs poorly, call Gulfpoint management immediately so that the problem can be remedied as soon as possible. In the event Gulfpoint management cannot be contacted immediately, Guest has authorization to implement whatever means necessary by contacting licensed professionals. The contact list of Gulfpoint Contractors is located on the refrigerator door.

16. Supplies: Gulfpoint furnishes dishes and utensils, paper towels, toilet tissue, dishwasher soap, hand soap, and all-purpose cleaner. Also furnished are minor appliances such as a toaster, blender, coffee maker, can opener, and microwave. Major appliances include dishwasher, electric oven and range, 2 TVs with remotes, DVD/ VHS player with remote, CD/ Cassette player with remote.

17. Linens and Towels: Guests will furnish their own linens and towels. Sizes of the beds are set out in Part 13 of this Agreement.

18. Guests understand that Gulfpoint has no control over noise and other disturbances from external sources such as nearby construction. Construction noise or any other annoyances from external sources shall not constitute a cause for refund.

19. Security: Pirates' Beach is patrolled by the Galveston County Sheriff's Department.

20. Other Features and Equipment: Gulfpoint has two heating and air conditioning units. One unit serves the main living and upper loft areas. Upper loft 1 is supplemented with a window air conditioning unit. The street level suite is served and controlled independently with central HVAC. Two exterior showers, washer and dryer, covered deck with picnic table, chairs, dining room table, TV trays, breakfast bar, food preparation utensils and service for 12.

21. Liability: Unless caused by Gulfpoint (Stivers Family Partnership), Gulfpoint is not responsible to Guests or Guest's visitors, family, or occupants for any damages, injuries, or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, condition of the Property, environmental contaminants (for example, carbon monoxide, asbestos, radon, lead-based paint, mold, fungus, etc.), or other occurrences or casualty losses. Tenant will promptly reimburse Gulfpoint for any loss, property damage, or cost of repairs or service to the Property cause by Guest, Guest's visitors, any occupants, or any pets.

22. Prohibitions: Guest will not permit any part of the Property to be used for: (a) any activity which is a nuisance, offensive, noisy, or dangerous; (b) any activity which violates any zoning ordinance, owners' association rule or restrictive covenant; (c) any illegal or unlawful activity; or (d) activity which obstructs, interferes with, or infringes on the rights of other persons near the property.

23. Long Distance Calls may be charged to a calling card or credit card.

For Completion By Guest:

I have read the foregoing document and agree to all provisions.

Primary Guest Name: _____

Address:

Drivers License # _____ Number of Guests _____

Term of Rental: Noon on _____ until 3 pm on _____

Home Phone # _____ Cell Phone # _____

eMail: _____

How did you learn of Gulfpoint? _____

Primary Guest Signature _____ Date _____

Gulfpoint Authorization _____ Date _____

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