Welcome to Topsail Island!

Dear Guest,

Whether you have never visited before, or have been coming for years, Topsail Island holds something special for everyone. A sleepy barrier island located on the Southern coast of North Carolina, Topsail has made itself a part of many family vacations throughout the years.

Our commitment to you is to make each vacation, each sunset and each stay more memorable than the last. As you browse the brochure, make notes on each home that catches your eye. When you have narrowed it down, give us a call and we can help you make your final decision.

For the more decisive vacationer, more details and pictures of each home can be found on our website at:

www.AccessTheBeach.com

Online booking is also available on our website. Of course, we can always be reached by phone at 1-800-TOPSAIL (1-800-867-7245) with any questions as well.

Thank you for taking the opportunity to view many of the beautiful homes we have available for your vacation, and we hope to see you soon!

Sincerely,

Your Access Realty Staff

How to Get Here

Our Surf City Office: 13480 NC Highway 50
Surf City, NC 28445

Our Sneads Ferry Office: 1916 NC Highway 172
Suite 108
Sneads Ferry, NC
What to Do On Topsail

When not basking in the sun, or catching a few waves, there are plenty of things to occupy your time during your stay. Our website holds much more information and details about local attractions, restaurants, shopping and more! For more information, go to:
www.AccessTheBeach.com/ThingsToDo
www.AccessTheBeach.com/AreaEvents

January
Dolphin Dip Extravaganza

February
Valentine’s Day

April
Easter

May
Wine Tasting
Memorial Day

July
Island Fireworks

August
Sneads Ferry Shrimp Festival

September
Dolphin Dip Extravaganza

October
Autumn With Topsail

November
Holly Festival
Surf City Tree Lighting

December
Christmas Festivities
Sneads Ferry Winter Festival

Legend

Ocean Front
Water View
Wireless Internet
Pet Friendly
Elevator
Linens Included*
Volley Ball Court
Tennis Courts
Hot Tub
Pool
Pier/Dock
Boat Access

What to Bring on Your Vacation

Remember, these are vacation homes and many do not have consumable items in stock for guest use. This is a short list of items you may want to consider bringing with you.

- Paper Towels
- Paper Plates
- Dishwashing Soap
- Dish Towels/Cloths*
- Hand Soap
- Toilet Paper
- Trash Bags
- Napkins
- Kleenex
- Condiments
- Aluminum Foil
- Plastic Wrap
- Charcoal Grill*
- Bath Soap
- Shampoo
- Conditioner
- Bath Towels*
- Hair Dryer
- Other Toiletries
- Bed Linens*
- Laundry Detergent
- Clothes Hangers
- First Aid Kit
- Bug Spray
- Flash Light
- Playing Cards

*items available for rent

Don’t Forget the Linens!!

Unless otherwise indicated, our rental homes are not provided with linens during your stay. You are welcome to bring your own linens, or we also provide a linen rental service for your convenience.

- King Sheet Set: $14.00
- Queen Set:        $12.00
- Double Set:       $9.00
- Twin Set:           $8.00
- Towel Set:         $3.50

All sheet sets include 1 fitted, 1 flat and appropriate pillow cases.
Towel sets include 1 bath towels, 1 washcloth, and 1 hand towel

AccessTheBeach.com
1-800-TOPSAIL
<table>
<thead>
<tr>
<th>Property</th>
<th>Location</th>
<th>Bed</th>
<th>Bath</th>
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</table>
Topsail Beach

**Sound Castle**
2101 Shoreline Drive - Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 6

**1 Miss Sandbridge**
1405 Ocean Boulevard - Topsail Beach, NC
4 Bedrooms, 3 Bathrooms, Sleeps 10

**Dreams Come True**
1335 Ocean Boulevard - Topsail Beach, NC
4 Bedrooms, 3 Bathrooms, Sleeps 10

**Good Day Sunshine**
1404 Ocean Boulevard - Topsail Beach, NC
4 Bedrooms, 3 Bathrooms, Sleeps 10

**Moonlighting**
130 S Anderson Boulevard - Topsail Beach, NC
4 Bedrooms, 2.5 Bathrooms, Sleeps 11

**Livin' on the Edge**
203 North Anderson Boulevard - Topsail Beach, NC
4 Bedrooms, 2 Bathrooms, Sleeps 10

AccessTheBeach.com

1-800-TOPSAIL
A Beautiful Ocean Front Destination with Pool, Hot Tub, Boat Dock, Boat Ramp, Beach Access and Wireless Internet for the Entire Community!!

Queens Grant Unit A303
927 North Anderson Boulevard - Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 6
$850 $1,150 $1,250

Queens Grant Unit A202
927 North Anderson Boulevard - Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6
$850 $1,150 $1,250

Queens Grant Unit A201
927 North Anderson Boulevard - Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 6
$1,150 $1,450 $2,150

Queens Grant Unit A201
927 North Anderson Boulevard - Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 6
$1,150 $1,450 $2,150

Queens Grant Unit B106
925 North Anderson Boulevard - Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6
$900 $1,150 $1,750

Queens Grant Unit C109
923 North Anderson Boulevard - Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6
$900 $1,150 $1,750

Queens Grant Unit E117
919 North Anderson Boulevard - Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 6
$1,150 $1,550 $2,200

Queens Grant Unit C109
923 North Anderson Boulevard - Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6
$900 $1,150 $1,750

Queens Grant Unit C109
923 North Anderson Boulevard - Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6
$900 $1,150 $1,750

AccessTheBeach.com

1-800-TOPSAIL
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<th>Property</th>
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<th>Bedrooms</th>
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Prices: $950, $1,200, $1,850, $2,495, $3,595, $4,695, $995, $1,395, $2,350, N/A, $1,350, $2,250, $1,095, $1,695, $2,495, $1,050, $1,650, $2,250, $1,350, $1,850, $2,750

AccessTheBeach.com 1-800-TOPSAIL
Parrotise
312-A North Shore Drive - Surf City, NC
4 Bedrooms, 3.5 Bathrooms, Sleeps 13

C-Breeze
402 North Shore Drive - Surf City, NC
4 Bedrooms, 3.5 Bathrooms, Sleeps 13

Starfish
511 North Shore Drive - Surf City, NC
4 Bedrooms, 3 Bathrooms, Sleeps 11

Surf Monkeys
518 North Shore Drive - Surf City, NC
5 Bedrooms, 5.5 Bathrooms, Sleeps 14

Christopher-Robin’s Nest
399-B North New River Drive - Surf City, NC
3 Bedrooms, 2.5 Bathrooms, Sleeps 6

Surf Condo 412
918 North New River Drive - Surf City, NC
1 Bedrooms, 1.5 Bathrooms, Sleeps 6

Surf Condo 335
918 North New River Drive - Surf City, NC
2 Bedrooms, 1.5 Bathrooms, Sleeps 8

Surf Condo 422
918 North New River Drive - Surf City, NC
1 Bedrooms, 1.5 Bathrooms, Sleeps 6

Charming Condo Complex in the Heart of Surf City. Provides Guests with Pool, Beach Access, Laundry Facilities and Plenty of Sun, Sand and Surf
How did Topsail Island get its name??

According to popular belief, pirates used to hide in the channel between the island and the mainland waiting for merchant ships loaded with goods to pass. The pirates would attack the ships and claim the cargo as their own. Eventually the merchants became aware of the hiding place and began looking for the topsail, which was supposedly the only part of the pirate ship that could be seen by the passing ‘victim.’
There is a legend that Blackbeard hid his treasure on Topsail Island and that prior to WWII, treasure hunters searched for the hidden gems and gold throughout the islands’ maritime forests.
North Topsail Beach

Sea Stills
206 Seashore Drive - North Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 8

Heavens Edge
260 Seashore Drive - North Topsail Beach, NC
5 Bedrooms, 3.5 Bathrooms, Sleeps 14

Makes My Day
122 Old Village Lane - North Topsail Beach, NC
4 Bedrooms, 3.5 Bathrooms, Sleeps 9

Ocean Lookout
103 North Permuda Wynd - North Topsail Beach, NC
4 Bedrooms, 3 Bathrooms, Sleeps 8

Spindrift
266 Seashore Drive - North Topsail Beach, NC
5 Bedrooms, 3 Bathrooms, Sleeps 16

Ocean Song
264 Seashore Drive - North Topsail Beach, NC
5 Bedrooms, 3.5 Bathrooms, Sleeps 18

Beachside Bungalow
665 Ocean Dr - North Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 7

Heron House
149 Old Village Lane - North Topsail Beach, NC
5 Bedrooms, 5.5 Bathrooms, Sleeps 10

The Scuba Tank
213 Topsail Rd - North Topsail Beach, NC
5 Bedrooms, 3.5 Bathrooms, Sleeps 10

Have questions?
Give us a call at 1-800-TOPSAIL or 910-329-9800.
We would be happy to help you find the perfect vacation home!

AccessTheBeach.com 1-800-TOPSAIL
<table>
<thead>
<tr>
<th>Villa Capriani 109B</th>
<th>790 New River Inlet Road - North Topsail Beach, NC</th>
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<th>$1,195</th>
<th>$2,095</th>
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Resort Style Living Featuring Multiple Pools, Tennis Courts, Hot Tub, Direct Beach Access and On-Site bar and Restaurant!

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**Villa Capriani 115A**
790 New River Inlet Road - North Topsail Beach, NC
1 Bedrooms, 1 Bathrooms, Sleeps 4

**Villa Capriani 202A**
790 New River Inlet Road - North Topsail Beach, NC
1 Bedrooms, 1 Bathrooms, Sleeps 4

**Villa Capriani 215B**
790 New River Inlet Road - North Topsail Beach, NC
3 Bedrooms, 3 Bathrooms, Sleeps 8

**Villa Capriani 218A**
790 New River Inlet Road - North Topsail Beach, NC
3 Bedrooms, 3 Bathrooms, Sleeps 8

**Villa Capriani 310A**
790 New River Inlet Road - North Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 6

**Villa Capriani 315B**
790 New River Inlet Road - North Topsail Beach, NC
3 Bedrooms, 3 Bathrooms, Sleeps 6

**Villa Capriani 404B**
790 New River Inlet Road - North Topsail Beach, NC
2 Bedrooms, 2 Bathrooms, Sleeps 7

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AccessTheBeach.com

1-800-TOPSAIL
A Pole in the Air
201 Goldsboro Lane - North Topsail Beach, NC
4 Bedrooms, 3.5 Bathrooms, Sleeps 9

Conch’d Out
1190 New River Inlet Road - North Topsail Beach, NC
6 Bedrooms, 5.5 Bathrooms, Sleeps 17

Serenity Sands
1935 New River Inlet Road - North Topsail Beach, NC
3 Bedrooms, 3.5 Bathrooms, Sleeps 6

Life’s A Beach - Shipwatch Villas 212
1928 New River Inlet Road - North Topsail Beach, NC
2 Bedrooms, 1.5 Bathrooms, Sleeps 6

St. Regis - 1501
2000 New River Inlet Road - North Topsail Beach, NC
1 Bedrooms, 2 Bathrooms, Sleeps 6

Memories
209 Port Drive - North Topsail Beach, NC
3 Bedrooms, 2 Bathrooms, Sleeps 7

Waterway Hideaway
991 Chadwick Shores Drive - Sneads Ferry, NC
3 Bedrooms, 3 Bathrooms, Sleeps 7

Ohana
113 Volusia Drive - North Topsail Beach, NC
3 Bedrooms, 3 Bathrooms, Sleeps 8

Salty Dog
210-1 Gunnery Sgt Boorman Dr N. Topsail Beach, NC
4 Bedrooms, 3 Bathrooms, Sleeps 8

St. Regis- 1501
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AccessTheBeach.com
1-800-TOPSAIL
Welcome

Access Realty is a full service real estate company. Our properties are rented in accordance with the provisions set forth in the Vacation Rental Act (North Carolina General Statutes [NCGS] 42, A-1). Your signature on our Vacation Rental Agreement, payment of money, or taking possession of the property after receipt of this agreement is evidence of your acceptance of this agreement and your intent to use this property as a vacation rental under the agreed upon terms and conditions.

Office Hours

February 16th - November 14th: Monday - Saturday 9:00 am to 5:00 pm
(During Peak Season only, our office is open on Saturdays until 6:00pm)

November 15th - February 15th: Monday - Saturday 10:00 am to 4:00 pm

Should you require assistance outside of our normal operating hours, we do have an After Hours Emergency Phone at (910) 367-8926.

Making a Reservation

You must be 25 years of age or older to reserve one of our Vacation Rentals.

Reservations can be made in many ways:

In person--Visit one of our two rental offices at 13480 NC Hwy 50 in Surf City or 1961 NC Hwy 172, Suite 108 in Sneads Ferry, during normal business hours and our reservation staff will be glad to assist you.

By phone--Simply call either our toll-free number at 1-800-TOPSAIL or (910) 329-9800 and our reservation staff will be glad to assist you.

By internet--Visit our website at: www.AccessTheBeach.com, follow the instructions to view our selection of rental properties, check their availability for your vacation and make your reservation.

By e-mail--Inquiries & requests for reservations may be sent to: info@accessthebeach.com. We will promptly review your request.

While reservations can be made completely online, many of our guests have questions or simply prefer a more personal touch. They visit the website to view the various properties available, their amenities and rental rates, and narrow down their choices before calling our knowledgeable reservation staff to finalize the reservation.

Our staff is available to answer any questions and assist you in finding the best property for your Topsail vacation.

Making Dreams Come True!

through beach home ownership

If you have ever considered owning beach property, now is the time! Property prices have fallen dramatically. Let us help make your dream of owning beach property a reality. For more details about property sales on Topsail and the surrounding areas, call our experienced sales team at: 1-800-TOPSAIL or 910-329-9800 sales@accessthebeach.com

2018 Rental Calendar

Early Off Season
January 1st to May 4th

Early Mid Season
May 5th to June 8th

Peak Season
June 9th to August 17th

Late Mid Season
August 18th to September 14th

Late Off Season
September 15th to December 31st

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**Linens and Rental Equipment**

Bed linens and towels are not provided in our homes unless otherwise indicated. Please confirm with your reservationist if linens are included and if not, you can choose to bring your own or rent them from us. Please ask your reservationist about pricing.

**Initial Payment**

Upon receiving your reservation, a Vacation Rental Agreement (VRA) and letter of confirmation will be sent to you. Upon agreeing to these terms, we require an initial payment using a Debit Card, Credit Card (Visa or Master Card), e-Check (if more than 14 days prior to check-in), or check or money order within 10 days of receiving your paperwork.

The balance due is required 30 days prior to your Check-In date.

If your Check-In date is less than 30 days, full payment is required at the time of reservation.

Please note: we cannot accept personal checks as payment after the 30-day deadline or e-Checks less than 14 days prior to check-in.

Vacation Rental Agreements must be reviewed, signed, and returned to our office with the initial rental payment within ten (10) business days.

Our mailing address for rental payments is:
13480 NC Hwy 50  
Surf City, NC 28445

Initial Payments must include at least 50 percent of the rental rate, the Reservation Fee ($50.00 plus tax to cover administrative costs), the “Travel Insurance” payment (if you elect to purchase), and the “Security Deposit Alternative” payment (if you elect to purchase “Security Deposit Alternative” in lieu of the traditional required Security Deposit).

Acceptable forms of payment are Debit Card, Credit Card (Visa and MasterCard), personal check (if more than 30 days prior to check-in), e-Check (if more than 14 days prior to check-in), Certified Funds (if less than 14 days prior to check-in), and cash.

All payments made by phone/internet will incur a $45 convenience fee or a $5 per e-Check fee.

**Travel Protection Insurance**

Travel Protection Insurance is offered to every guest and is automatically included when you make your reservation. The cost of this optional insurance is 6.5% of the rental rate. If you decide to decline this coverage, please initial appropriately on your Reservation Confirmation. If you decline Travel Protection Insurance, Access Realty is under no obligation to refund any monies in the event of cancellation, unless we are able to re-rent the property.

Should you decide to purchase this insurance, you must pay the premium with your initial payment.

This coverage protects your vacation investment against mandatory evacuations for hurricanes and other unforeseen circumstances that could cause a cancellation or interruption of your vacation. If you would like a copy of the brochure providing more information on this policy, please contact our office.

This coverage is made available through cooperation with CSA Travel, Inc. More specific coverage details can be obtained by contacting their office directly at (800) 554-9839.

**Security Deposit**

A Security Deposit will be charged on all vacation properties for which the guest has not purchased “Security Deposit Alternative” in order to ensure compliance with the Vacation Rental Agreement.

Please report any damages to your accommodations within 24 hours of your check-in by calling our office or the Rentals After Hours Emergency number provided at check-in.

You are responsible for any accommodation damages that occur as a result of your occupancy, other than normal wear and tear. Access Realty will not be liable for any damages to rental property or furnishings, nor for injuries resulting from any accident that may occur in or on the premises during guest occupancy.

Please report any mishaps that occur during your stay as soon as practical to allow for necessary repairs to be made prior to the next arrival.

According to the Tenant Security Deposit Act, guests’ Security Deposit will be charged only for any damages to the owner’s house or grounds (other than normal wear and tear) or any additional cleaning charges. If damages are incurred over and above the amount of the Security Deposit, Access Realty shall be entitled to collect from the guest any additional monies to cover damages including all legal action fees.

The Security Deposit is to be paid as part of the final payment. Security deposits will be returned no later than 45 days after termination of the lease.
Security Deposit Alternative

If you would like to have your Security Deposit waived, you may purchase “Security Deposit Alternative” for $45.00. This is a non-refundable fee due with your initial payment and must be paid prior to taking occupancy of the property.

Under this coverage plan, you will not be held responsible for paying for accidental loss or damage to the rental property as a result of inadvertent acts up to $3,000.00. Purchasing this coverage in lieu of the traditional Security Deposit does not negate your responsibilities as a guest in the owner’s home. The plan does not cover intentional acts of destruction or damage caused by pets. Any willful destruction of property or failure to perform departure duties may result in additional repair or cleaning fees. You must notify Access Realty of any damage or theft at the property during your occupancy or this plan is void.

For a full description of the plan, contact our office for a brochure.

Nightly or Extended Weekly Rentals

The rental week is Saturday to Saturday unless otherwise indicated. Rentals, other than weekly, can be negotiated by phone. During the off-season, partial weeks or monthly rentals are available.

Full week rentals have first priority, but some homes and condos offer nightly rentals (2 or 3-night minimum) during the peak season if less than 7 days prior to check-in or during the off-season. The nightly rate is the normal weekly rate divided by 6 plus the applicable cleaning fee. (If you stay 6 or more days the cost would be the normal weekly rate.)

You can also extend your existing weekly rental for extra days if the home is still vacant.

Cancellation

In the unfortunate event that you have to cancel your reservation, you must do so in writing. Cancellations may be sent via email to: info@AccessTheBeach.com

Or by regular mail to:
Access Realty
13480 NC Hwy 50
Surf City, NC 28445

Cancellations may also be sent by fax to: (910) 329-9908. While we do accept cancellations by fax and e-mail, please call our office at (910) 329-9800 to confirm receipt.

Upon receipt of a written cancellation, we will immediately put the property back on the market for rent. If we can successfully rerent the property at the same rental rate, we will refund your money less a $65 cancellation fee and third party fees. If we are unable to rerent the property, your payment will be forfeited unless you are paid in full, in which case the security deposit, if paid, will be refunded to you.

Check-In Procedures

Check-in takes place at 3:30 pm at the Access Realty office servicing your vacation rental. NO EARLY check-ins are permitted during the summer season.

If you are planning to arrive after hours, please call our office to make the necessary check-in arrangements.

Please have proper identification available when checking-in, as no one under the age of 25 will be allowed to accept check-in packages.

Cleaning

Upon arrival to your rental home, please notify us immediately if you are not satisfied with the cleanliness. We have a detailed cleaning and inspection program to ensure each property is properly cleaned and maintained. We will send a housekeeper to your property to address any cleaning deficiencies.

If we have not heard to the contrary within two hours of check-in, we assume that you have found your rental home in acceptable condition.

Maintenance

Should repairs or maintenance be required during your vacation, every effort will be made to expedite repair.

No refunds will be made for mechanical failures of appliances and/or electronics or interruption and/or loss of utilities (including air conditioners, TVs, hot tubs, internet, elevators, pools, community amenities, etc).

Please report any inoperative and/or missing equipment to our office immediately. For routine maintenance problems during business hours, please call 1-800-TOPSAIL (800-867-7245). For emergencies after business hours, call (910) 367-8926. Remember, Access Realty’s authorized repairmen have the legal right to enter your rental home as required to accomplish needed repairs.

Selection and Standards of Homes

All vacation homes rented by Access Realty are furnished and decorated by the individual homeowners according to their personal tastes.

As the majority of our homes are rented sight unseen, you should do all you can to communicate your needs and expectations prior to your arrival. All of our rental homes have the complete interior, exterior and view photos available online for your inspection. Simply go to a specific rental home’s page to view the entire home. If you need further information about any specific home or condo, we will do our best to assist you.

Please remember, when you enter into a Vacation Rental Agreement for a particular property, you cannot be moved to another property if you are not satisfied with your choice.
Once we receive your rental monies, you have entered into a contract with the individual homeowner. The vast majority of homeowners will not break this contract so that a guest can move to another person’s home. When selecting your vacation rental home, please take the time and care to make the most educated and informed decision possible.

**Pets**

Many of our property owners will allow pets. If you wish to bring your pet, be sure to select a property that allows pets. Homeowners that allow pets in their homes generally charge an additional non-refundable $150.00-$200.00 PER pet (2 dog maximum). This pet fee is for the convenience of allowing pets and does not cover any damage done by the pet. The towns on Topsail Island have a mandatory “Leash Law” and “Pooper Scooper” rule stating you must clean up your pet waste.

Please remember that many people are allergic to pets. It is extremely unfair to future tenants to introduce a pet in a non-pet home. If you cannot find an appropriate home that allows pets, we suggest you either kennel or leave your pet with friends or family. Information about local kennels is available by calling our office.

Please do not jeopardize your vacation. Any pet found in or around a non-pet property is a ground for expedited eviction, forfeiture of all monies paid, and a charge for a non-declared pet fee of $200 per pet, at the sole discretion of Access Realty.

**Mail**

If you are receiving mail, Fed Ex or UPS during your vacation, you should have it sent to one of our two office locations:

**South Office:**
Access Realty
13480 NC Hwy 50
Surf City, NC 28445

**North Office:**
Access Realty
1961 NC Hwy 172 #108
Sneads Ferry, NC 28460

Please make sure to tell the sender to put your name and rental home name on the address label. DO NOT have anything sent to your rental home or condo since there are no mailboxes available.

**Maximum Occupancy**

The maximum occupancy of each property is provided and should be strictly adhered to. At no time should more persons than is listed as the maximum occupancy be allowed on the premises.

Should the maximum occupancy be exceeded or a house party ensue, all tenants will be subject to expedited eviction procedures as set forth in Article 4 of the North Carolina Vacation Rental Act. (A house party is defined as occupancy by more than the stated allowable tenants and unruly or other objectionable behavior carried on inside the vacation property or on the premises).

**Check-out Procedures**

Check-out at the Access Realty Rental office is no later than 10 a.m. on the date of departure. No exceptions can be made during Peak Summer season! Failure to do so may result in a late checkout fee of $50 charged to your credit card on file.

Please understand that it is difficult, at best, to prepare our cottages between 10 a.m. and 3 p.m. for the next guests. Your assistance in promptly leaving the cottage by 10 a.m. and completing the required Check-Out Departure Duties is imperative. Failure to complete departure duties will result in extra cleaning fees.

During the off and mid seasons, we may be able to offer late Check-Out, with a fee, if there are no incoming guests.

**Departure Duties**

- Wash and store all dishes, cookware, and utensils
- Remove all food from the rental
- Return furniture to original location
- Take out all trash
- Check for personal belongings
- Take linens off beds
- Turn off all lights
- Leave thermostat at 78 degrees (summer) and 55 degrees (winter)
- Close and lock all windows and doors
- Return all keys and passes
- Report damage or needed repairs

We are not responsible for personal items left behind. If found and return requested, a $25.00 minimum processing fee will be charged to return items. Unclaimed items are donated to charity after 30 days.

**Next Year’s Reservation**

Access Realty strives to have you return year after year. Advance reservations will be accepted for the following year but cannot be guaranteed. Access Realty always gives priority to existing guests to re-rent their particular rental home for the following year. (These tentative reservations assume that the homeowner will make their property available for rent the following year.) You must book your reservation with a $50.00 (plus tax) non-refundable fee by the close of business on the Monday after your stay to avoid the risk of losing the property to another family the following year. Please contact our office for further details.
Properties for Sale

Occasionally a rental property may go on the market for sale. In such case, we reserve the right to show the property to qualified buyers. We will make every effort to schedule the showing at a convenient time and not interrupt your vacation. Your cooperation is appreciated.

If your rental property is sold within 180 days of your rental departure date, your lease will be enforced. If the property is sold more than 180 days from your departure date and no longer offered for rent, we will make every effort to accommodate your needs or refund your money.

Company Disclosure

All money received by Access Realty is placed in an interest bearing account with interest being paid to the Agent. The Agent may receive a percentage, commission or profit from services provided to guests. These services include, but are not limited to, Travel Protection Insurance, Security Deposit Alternative, guest rental items and guest activity packages.

Coastline Disclosure

The property you have rented may be subject to coastal erosion and to federal, state, or local regulations that govern coastal properties including regulation of coastal protection structures (dunes, sand bags, seawalls), beach re-nourishment, and the protection of sea turtles. Additional information may be obtained by visiting the local municipality’s website or Facebook page for any current or proposed projects.

Disclaimer

All information is presented as an informational piece and no misrepresentation is intended. Every effort has been made to ensure all information contained in this brochure is accurate at the time of printing. Prices and amenities are subject to change at any time. Access Realty reserves the right to substitute an equivalent property at any time without notice to the renter. Access Realty shall not be responsible for statistical or printing errors.

We do our best to ensure you are satisfied with your rental home and the accuracy of the advertised amenities and descriptions. Due to the constant changes made throughout the season to rental properties, the information herein can be considered accurate, but IS NOT GUARANTEED. For example, a pool may be advertised for a particular property, but for reasons beyond Access Realty’s control, may not be available for the specific week of your travel. Rates, amenities, bedding, number of occupants may change with or without notice.
Scan with your phone’s barcode reader to view all our vacation homes:

1-800-TOPSAIL

www.AccessTheBeach.com