



## WELCOME!

We hope you enjoy your stay at Seascape. To help ensure this, please take a few minutes to read the following. This list covers most FAQ's, but please feel free to call us if you have any questions not answered in this letter.

**LATE ARRIVALS: Must call office prior to 4PM on day of arrival for instruction, if arriving after 5:00 PM**

**EARLY DEPARTURE before 9:00 AM please call and leave a voice message to inform office and leave unit keys in the document/key drop slot located by the office door.**

- **PARKING: All parking by permit only: Limited to one vehicle per unit with permit issued upon check-in.** Visitor Parking is limited. A very limited number of secondary permits are available on "First Come" "First Serve" basis until they run out and are issued by the courtesy officer with no guarantee of availability. **No Third Permits will be issued.** Parking without permit is subject to towing at the registered owner's expense. Neither AB SEA SALES & RENTALS, INC. nor Seascape is responsible for vehicles while parked at Seascape. No Boats, Buses, Motorcycles, Jet Ski's, bicycles, campers, RV's, trailers, motor homes, etc... are allowed on property. (Motorcycles are allowed only during Biker Rally or anytime this is your primary means of transportation.)
- **50% Deposit Required at time of booking, with remaining balance due by (12) Noon fourteen (14) days prior to arrival date!**
- Please Designate One (1) Person in your party to be responsible for check-in/ Check-out
- **PLEASE CHECK YOUR SUITE UPON ARRIVAL.** Should you encounter any problems with air conditioning, television, etc., let us know as soon as you realize there is a problem during business hours. The office is open 9AM -5 PM daily and adjusted to longer periods during peak season times. Refunds or discounts will not be made due to maintenance-related problems, but we will make every effort to correct the problem as soon as can be scheduled or move you to another suite, if there is one available. The Security Officer on duty cannot assist you in these matters except to provide a list of after hour contact phone numbers only.
- **Maintenance Issues-**All Maintenance issues must be reported by 10 AM for us to schedule the appropriate offsite contractor. All reported maintenance issues will be scheduled and completed by an outside contractor as quickly as possible according to their schedules. Please report A/C issues immediately upon inspection as afterhours service is very limited for all A/C problems. If you report a problem that would require a service call, you will not be billed for the visit if there is a legitimate reason for the visit not caused by you. If you report a problem and the responding serviceman finds the visit to be problem free or user error, you will then be billed for the service call.  
Any problems or repairs required due to guest negligence or error will be billed to the guest with the guest responsible to pay all related expenses and charges. EXAMPLE: If the input is wrong on the TV and we call a cable repairman, you will be charged for the visit, or if there is a reported AC problem and you have it set to FAN and not AC, you will be billed for the service call.
- **TV:** Most TV's have an adapter attached which requires the TV to be set on Channel (3) or (4). To view other channels please use the Comcast/Xfinity remote device to switch channels. (TV without adapter normal operation applies).
- **THE GUESTS WILL BE HELD RESPONSIBLE AND CHARGED FOR ANY DAMAGES OR EXCESSIVE CLEANING CHARGES.** Guest must follow regulations set forth of 6 people MAX per 1-bedroom unit or 8 people MAX per 2-bedroom unit.
- **PERSON(S) RESERVING UNIT MUST BE 21 OR OLDER AND MUST OCCUPY UNIT AT ALL TIMES.** No house parties, underage drinking, or excessive noise will be permitted, and will be subject to immediate evictions without refunds. **Please drink responsibly-** Anyone who chooses to drink should be of legal drinking age! Any rowdiness, excess disturbances or underage drinking is strictly prohibited! For offenses Police authorities may be called along with criminal charges filed and you will be escorted off of the property with no refunds issued.
- **ALL SUITES ARE NON-SMOKING. SMOKING IS ALLOWED OUTSIDE ON BALCONIES ONLY AND THE DOOR MUST REMAIN SHUT. (\$250.00 minimum CLEANING FEE WILL APPLY to remove any smoke odors from unit).**
- **EACH UNIT IS PRIVATELY OWNED: DO NOT REMOVE** anything from the unit or leave items in another unit. Any missing or damaged items will be charged to the responsible party of registration
- **Towels/Maid Service: DO NOT** take towels to pool or beach area as damages/stains to towels are charged to the registered guests. Please bring your own beach towels. (Additional towel/linen replenishment and/or maid service can be requested before 10 Am and scheduled during business hours at front desk for additional fees; call 409-740-1245). **Daily maid service, towel/linen replenishment is not provided. Any toiletry items provided at time of check-in i.e. toilet /facial tissue, soap or trash bags, etc. are not replenished during stay.** Any disposable items i.e. Soap powder, dishwasher powder, paper towels, etc. are not furnished. Coin-operated washers and dryers are located at the Gulf end of floors 2 & 3 of each building.

### DIRECTIONS TO SEASCAPE:

- From Houston: I-45 South to Galveston: exit 61<sup>ST</sup> Street, turn right onto 61<sup>ST</sup> Street to Seawall Boulevard, and turn right onto Seawall Boulevard. Go 3.25 miles (west); Seascape is the second property on beach/water side.
- From Bolivar Ferry: Go West on Seawall Boulevard, approximately 8 miles. Seascape is the second property on beach/water side.
- From San Luis pass: Seascape is ¼ mile East of Beach Pocket #1, on the beach/water side.

- **TELEPHONE NUMBERS:           EMERGENCIES ONLY: 911**  
Seascape Security Cell Phone: 409-795-1896 or Security Office: 409-744-6698  
A B Sea Rental Office: 409-740-1245 (office hours 9:00 am – 5:00 pm)  
After Hours On-Call Emergency #: 409-770-3284 **[After Close for True Emergencies Only]**  
Suite telephone number: See Confirmation

**Beach/Pool Gate Code: \_\_\_\_\_ \* (YOU MUST INCLUDE THE STAR)**

- **TRASH/REFUSE** to be contained in tied plastic bags and taken to the dumpster located on the Western side of the property near the street front. **Do NOT leave trash by doorways or in walkway. Additional fees will be charged to guests for extra cleaning required.**
- **TELEPHONES:** Most suites have a private telephone line. The number can be found on your confirmation. Local calls are free. Long distance calls must be made with 3<sup>rd</sup> party billing (calling or credit card). Collect calls cannot be accepted.
- **BARBECUING** is allowed in designated areas only. **No other Barbecuing allowed anywhere on Seascape Property or the beach.**
- **PETS OF ANY KIND ARE PROHIBITED:** Violators will be requested to remove the animal or leave the property. Refunds are not given for violations. If a pet is brought in, guest will be charged at minimum for extermination plus one one-day rent for loss of rent due to downtime for exterminating. All Service Animals require License/Documentation to be sent to The HOA and Rental office prior to arrival. Service Animals must be leashed and muzzled at all times.
- **TOWELS, BATHING SUITS, ETC... must not be draped from balconies.**
- **Do not feed seagulls from balconies (people below you will appreciate it!)**
- **CHECK FEET AND/OR SHOES** for tar before entering the condo. Should carpets need shampooing due to **excessive** tar, guests will be charged.
- **POOL HOURS:** The swimming pool is open from 9:00 AM to 11:00 PM. An adult must accompany children under (14) fourteen. Children under (8) eight are not permitted in the hot tubs for safety reason. Children (3) three and under are required to wear a swim diaper while visiting the pool area and must be taken to the restroom every 30 - 60 minutes. No glass containers. Radio/CD/MP3 players are allowed only with earphones.
- **Please drink responsibly-** Anyone who chooses to drink should be of legal drinking age! Any rowdiness, excess disturbances or underage drinking is strictly prohibited! For offenses Police authorities may be called along with criminal charges filed and you will be escorted off of the property with no refunds issued.
- **KEYS AND PROPERTY BANDS:** All Guests/Owners (8) years of age and older are required to wear PROPERTY BANDS, in a visible fashion; this identifies you as a property guest/Owner. Periodic checks will be made to ensure guest safety. Unless other arrangements have been made, these keys and bands must be returned to the office upon departure or a charge of \$35.00 per key and \$5.00 per band will apply.
- **CHECK-IN AND CHECK- OUT:** Check-in as each suite becomes clean and available sometime after 3:00 PM (The bulk of the Suites are reported ready between 4:00 PM and 4:30 PM). Checkout is no later than 11:00AM and strictly enforced (\$200 Minimum Penalty for late check-out). ***During off season time only check-in may be as early as 11:00 AM;*** please call the office on your arrival date to see if your suite might be available.
- **PAYMENT METHODS:** Visa, Master Card, Amex, Discover or cash accepted **NO PERSONAL CHECKS.**
- **CANCELLATION/MODIFICATION POLICY AND REFUNDS:** A \$75.00 cancellation charge will apply to ALL CANCELLATIONS. Refunds minus fee will be given if cancelled by 12:00 (noon) 2 weeks prior to arrival date. If cancelled or modified after these deadlines the entire amount paid is forfeited. All reservations require the balance to be paid by 12:00 (noon) Two (2) Weeks prior to date of arrival. ***If unpaid no late arrival packet can be left with a balance due on your folio.*** Failure to keep a reservation (No Show) will be charged the entire payment with remaining days cancelled. Refunds are not given for early departure due to weather, being asked to leave for failure to comply with the rules and regulations, illness, emergencies, or change of plans. Additional travel insurance is highly recommended to insure your assets and travel plans. Information is available Travel Guard. A one-time suite modification can be made at no charge if completed two weeks prior to your arrival date.
- **LOCKOUTS: MOST DOORS LOCK AUTOMATICALLY.** During office hours, we can let you in at no charge should you lock yourself out of your suite. If you lose your keys or lock them inside your suite, after the office closes and a company representative is called and able to respond to the property to let you in your suite a \$50 Cash fee is due and payable at the time the representative arrives at the property. Should office staff be unavailable, the guest will be responsible to arrange for locksmith services and must pay locksmith charges plus any possible damages to the Suite. There is a \$30.00 charge for each key replacement and \$5 for each band replacement for any keys/bands not returned to the office upon departure.
- **DO NOT RUN AIR CONDITIONER OR HEATER WITH THE DOORS OR WINDOWS OPEN.**
- **A NIGHTLY HOA SURCHARGE, reservation fee and Reservation Protection surcharges are added to each rental.**
- **NEITHER AB SEA SALES AND RENTALS, INC.** nor its properties, affiliates, or representing agents shall be deemed or held liable for any personal injuries, nor any guest's life/person, items/properties that are lost, stolen, and/or damaged.
- **EACH ITEM** is subject to change without notice.

**Book online, Choose your Favorite and \$SAVE at**  
[www.galvestonSeascape.com](http://www.galvestonSeascape.com) or [www.abseaResorts.com](http://www.abseaResorts.com)  
**FOR OUR LOWEST RATES OFFERED ANYWHERE!**  
**866-940-1245 OR 409-740-1245**