



**Timeless Serenity Lodging Reservations Welcomes
You to our Bed and Breakfast!!!!**

Due to the security of our guest-we may only speak to the guest that is listed on this confirmation.

Name:

Accommodation: Peaceful Beginnings Bed and Breakfast

Number of Guest:

Number of nights:

Arrival Date:

Departure Date:

Base Amount:

Taxes: (13% state/city)

CC: (3%)

Total Amount

One night minimum on weekdays-Two night minimum on weekends-Three night minimum on Holidays.

BOOKING YOUR RESERVATION - We accept Major Credit Cards, Check or Cash. A credit card is required to book and hold all reservations.

CANCELLATION POLICY: You agree, once booked, you have a 2 week cancellation time that is required before your arrival. If you have to cancel after 2 weeks you will be charged full balance due. Should you shorten your stay after check in for any reason you are still subject to cancellation policy and the full balance is due on reservation. No refunds will be issued.

PET POLICY: NO PETS - unless prior approval (\$25 nonrefundable deposit) and any extra fees if needed for damage. If pets are found in home or on property without our approval, you will be ask to leave and you will receive no refund. If evidence of pet is found once you check out there is a \$200 charge.

GUEST- Only paying guest are allowed on property. If others are on property without owner's knowledge you will be asked to leave with no refund. No loud noise after dark.

NO SMOKING IN THE HOME-If you or anyone with you smokes in the home you will be charged \$200.

RELEASE AND INDEMNITY: This property includes among other items a hot tub. BY SIGNING BELOW, GUEST AGREE TO USE THE PROPERTY AT THEIR OWN RISK AND WAIVE ALL CLAIMS REGARDING THE PROPERTY. USE OF THE PROPERTY AND ANYTHING IN IT SHALL BE IN ITS "AS IS, WHERE IS" CONDITION AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, ON THE PART OF "RELEASED PARTIES" (AS DEFINED BELOW), OR ANY OTHER PERSON OR ENTITY, CONCERNING THE CONDITION OF THE PROPERTY, OR ANY OTHER MATTER WHATSOEVER, WHETHER RELATED OR UNRELATED. Guests, on their own behalf and on behalf of their spouses, family, children, heirs, assigns, agents or successors, agree that Owner and Agent, as well as their members, employees, agents, partners, representatives, successors, assigns, contractors, and attorneys (collectively referred to as the "Released Parties") from any and all claims, demands, suits, causes of action, losses, liabilities, injuries, damages, and expenses of every kind and character which may now or hereafter be suffered or incurred by Guests because of or in any way associated with the Property, INCLUDING SPECIFICALLY THOSE THAT MAY ARISE OUT OF, OR BE OCCASIONED BY, DIRECTLY OR INDIRECTLY, ANY ORDINARY OR GROSS NEGLIGENT ACT(S) OR OMISSION(S) OF THE RELEASED PARTIES, as well as any strict liability, force majeure, Act of God, or any other reason whatsoever. Guests waive and agree not to pursue or bring any claim and/or cause of action of any kind or character whatsoever against the Released Parties related to or arising out of, directly or indirectly, any released claim as stated above or their use of the Property. GUEST INDEMNIFY AND HOLD HARMLESS OWNER AND AGENT FROM ANY AND ALL DAMAGES OR LOSSES RESULTING FROM GUESTS' RELEASED CLAIMS AS STATED ABOVE OR FOR ANY USE OF OR ACCESS TO THE PROPERTY.

ACCEPTANCE: By signing below, the signing guest acknowledge that he/she has informed all others involved in the reservation of this Property of the terms of this Agreement and that all have consented to be bound to this Agreement. By signing this confirmation you agree to all our policies and the charges as stated above which have been charged to you. For security and liability reasons this form must be signed and returned to release the keys or code to keyless entry.

X _____

This must be signed and returned to us by email, mail or fax immediately, we will also accept an ok by email stating all is approved.

CHECK IN AND CHECK OUT TIMES

CHECK IN TIME: 3:00PM NO EARLIER THAN 3PM DUE TO CLEANING SCHEDULES UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED.

CHECK OUT: BY 11:00AM; SORRY, NO LATER SO OUR PROPERTY OWNERS HAVE AMPLE AMOUNT OF TIME TO PREPARE FOR THE NEXT GUESTS UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED.

DIRECTIONS TO "PEACEFUL BEGINNINGS" 707 WASHINGTON ST. VICTORIA TX 77904 are posted on our web site.

THANK YOU FOR BOOKING WITH TIMELESS SERENITY BED AND BREAKFAST, LLC