

Below is a quick-reference guide to seasonal rental pricing, abbreviations and symbols used in the descriptions of our rental properties.

2009 COLOR GUIDE TO SEASONAL PRICING:

For easy reference you will find a color bar under each property listed in this catalog. Each color represents a different pricing season and their dates along with the rate for each specific property.

1/1-5/2 \$0000	5/2-5/23 \$0000	5/23-5/30 \$0000	5/30-6/6 \$0000	6/6-8/15 \$0000	8/15-8/22 \$0000	8/22-8/29 \$0000	8/29-9/26 \$0000	9/26-12/31 \$0000	Nightly \$000
VALUE SEASON	LOW SEASON	MID SEASON	MID-HIGH SEASON	HIGH SEASON	MID-HIGH SEASON	MID SEASON	LOW SEASON	VALUE SEASON	

KEY TO BED ABBREVIATIONS:

T.....	Twin/Single Bed	SS.....	Sleeper Sofa
F.....	Double/Full	QSS.....	Queen Size Sleeper
Q.....	Queen Bed	BB.....	Bunk Beds
K.....	King Bed	TB.....	Trundle Bed
PBB.....	Pyramid Bunk Bed (<i>Full on Bottom, Twin on Top</i>)		

TOUR OF HOMES

Take a tour inside many of our rental homes on the web @ www.HobbsRealty.com. A picture is worth a thousand words (and takes up a lot less space)!



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STANDARD AMENITIES



All of our properties include standard features and amenities indicated by this icon. As a reminder, this icon appears with each property featured. The standard features and amenities include:

- **Departure Cleaning** included with rental on check-out day for both weekly and nightly rentals.
- **Washer/Dryer, Dishwasher, Microwave, Stove, and Refrigerator**
- **Central Heat & Air Conditioning**
- **1 Color Cable TV / VCR or DVD**
- **Porch Rockers or Furniture**
- **Telephone**
- **Interior Photos on Website**
- **Basic Cable Only Channels 1-12**

STANDARD POLICIES



Absolutely No Pets / No Smoking unless otherwise specified by these icons.



Occupants with pets or smoking in a cottage not indicated by these icons will be levied a \$250 fee plus any damages, and eviction from the cottage with NO refund will occur.

ADDITIONAL AMENITIES



None of our homes are ADA approved. However, some are handicapped friendly. (i.e., elevator or ramps from the ground floor)



These icons denote a private pool and/or hot tub on the property for the enjoyment of the occupants only. Pools and hot tubs are cleaned before your arrival each Saturday. One midweek service provided. Any additional cleaning is at tenant's expense. It is recommended that covers be in place on all hot tubs when not in use to maintain proper temperatures. **Pools open Easter – October.** None of the pools in this brochure are heated unless specifically indicated on individual property description. \$250 fee per week to schedule heated pool where available.



This icon indicates that there is an enclosed shower for private bathing outside.



This icon indicates a permanent park style charcoal grill with the rental property.



This icon indicates homes equipped with passenger elevators. **RULES APPLY.** Read and follow all posted instructions!



This icon indicates that bed linens, sheets and pillowcases, will be provided for your rental. You will receive 1 set per bed for the *duration* of your stay. **NO TOWELS.**



Homes with this icon allow 10% off the advertised rate in the low and value seasons only for senior citizens and/or families with 4 or less. Available upon request and must be applied prior to final payment.



This icon indicates high speed internet access provided in the home. Computers, accessories, and cables are not provided.



Homes with this icon have the living/kitchen/dining area on the top floor and the majority of the bedrooms on the 1st floor.



POLICIES & PROCEDURES



Office Location

Welcome! Hobbs Realty is located at 114 Ocean Boulevard West. Just over the bridge turn left, we are the second building on the left. You will see our office as you come over the bridge.

Office Hours

Monday thru Saturday: **9 AM to 5 PM**

Sunday: **Closed**

Extended Saturday Hours: **June, July & August**

Rate Information

All properties rent from Saturday to Saturday. Weekly and nightly rental rates are clearly noted in the description of each property. Senior Citizen and Small Family Rates apply in many properties during the low and value season for families of four persons or less for a full week rental. Holiday rates (Thanksgiving, Christmas, New Years and Easter) may be higher than the advertised value season rates.

Partial Rentals

We offer partial week rentals during value season in a limited number of properties. All rentals require a 3 night minimum. We take nightly reservations 2 weeks prior to your arrival and 5 days prior to holidays.

Sales Tax

Please add Sales and Occupancy Tax of 12.75% to all advertised rates in this brochure. This includes a 6.75% NC sales tax, a local 5% occupancy tax and a 1% county tourism tax. Tax rates subject to change without notice by governmental agencies.

Check-In Policy

Check-In is between 4-6 PM.

Hobbs Realty will diligently work to ensure that all properties are clean and ready for occupancy by 4:00 PM. However, in certain situations, it may be necessary to delay occupancy until the property is ready. There are no refunds for late occupancy. Please do not go to the property before checking in at Hobbs Realty. Parking at the property prior to check-in will likely delay cleaning and inspection services and prolong your check-in.

A limited number of early 1:00 PM check-ins will be offered to those guests with special arrival needs. The cost to guarantee a 1:00 PM check-in is \$53.50. Please call our reservation staff for more information regarding our early check-in policy. Two keys are provided per rental unit upon check-in.

Check-Out Policy

Check-Out is 10:00 AM. All properties must be vacated by 10:00 AM sharp on check-out day or guests will be subject to a late check-out fee of \$65 per hour plus tax during the summer months. **A limited number of late check-outs (12 noon) will be offered to those guests with special departure needs. The cost for late check-out is \$53.50 and must be requested and paid prior to check-in.** Please follow posted check-out instructions and **return all keys to Hobbs Realty.** Check-in and check-out times are strictly enforced so our staff will have adequate time to make sure each property is in good condition for your vacation. Your cooperation is appreciated.

Making Reservations

For your convenience you may visit Hobbs Realty online to see additional views of many of our properties and book your vacation online at: **www.HobbsRealty.com.**

You may also call our toll-free center at **1-800-655-3367**, locally 842-2002, or stop by our office at 114 Ocean Boulevard West to make your reservations.

1. A \$200.00 deposit is required by Visa or MasterCard at time of initial reservation. This first deposit to confirm your reservation is applied to your rent and if cancelled is refundable less cancel and process fees if/when property re-rents.
2. A Vacation Rental Agreement/Deposit Request will be mailed or emailed to you requesting the remaining 50% deposit due in ten days for the gross rental amount and payment in full for your optional Trip Interruption Insurance (TII) and Security Deposit Alternative (SDA). This amount is due, along with your signed Vacation Rental Agreement, and payable by check or money order within 10 days from the date mailed. If we have not received your deposit within 10 days your reservation will be cancelled without notice. Overnight mail is suggested for out-of-state guests.

All reservations require a \$65 non-refundable processing fee due with your initial deposit.

Last Minute Reservations

Reservations made 30 days or less before arrival require full payment by Visa or MasterCard.

Transfers

If you must change your confirmed reservation to another cottage for any reason, your confirmed week must be re-rented before your deposit is transferred. In addition, a transfer fee of \$50 will be charged.

Final Rental Payment

The balance of all rent, tax, security deposit and other charges is due and payable to Hobbs Realty 30 days prior to your check-in day. Please allow 7 days mail time for your final payment to reach our office. Personal checks are accepted for all advance rental payments received 30 days or more prior to your arrival. Returned checks and declined credit cards are subject to a \$53.50 NSF fee. A late fee of \$53.50 will be assessed to all accounts not paid in full 30 days in advance. All accounts including any late fees MUST be paid in full prior to check-in and occupancy of the premises. On check-in day only certified funds will be accepted. ALL RENTAL MONIES WILL BE HELD IN AN INTEREST BEARING ESCROW ACCOUNT AT FIRST CITIZEN BANK OF SHALLOTTE, N.C. WITH INTEREST PAID TO HOBBS REALTY.

Number of Occupants

The maximum number of persons that may occupy a property is determined by the advertised sleeping capacity. Overcrowding will not be permitted. Hobbs Realty, Inc. does not discriminate on the basis of race, religion, ethnic background or national origin, sex, age, or mental or physical disability. Hobbs Realty, Inc. will not rent property to anyone under the age of 24, nor will Hobbs Realty permit anyone under the age of 24 to take possession of any rental premises without the physical presence of a responsible party who is at least 24 years of age. Hobbs Realty will rent to non-family groups (persons who are not related by blood or marriage) only if group obtains approval from Hobbs Realty, Inc. prior to taking possession and adequate adult supervision is maintained at all times. No House Parties are permitted at any time. Hobbs Realty, Inc. reserves the right to terminate the rental, without refund, of any renter or occupant who violates any of the criteria.

Cancellation Policy

Hobbs Realty strongly urges each guest to consider taking the optional Trip Interruption Insurance offered. Cancellation of a reservation is required in writing from the guest of record by mail, fax, or e-mail. When the property is re-rented for the full period of the cancelled reservation and confirmed with a paid deposit, a refund to tenant will be issued, less a 10% cancellation fee of money paid (minimum \$100). All Fees and Insurance Premiums are non-refundable. If property is not re-rented for the full time period of the cancelled reservation, all monies paid will be forfeited due to the availability of Trip Interruption Insurance. Hobbs Realty will not make any refunds due to a mandatory evacuation of the island due to a hurricane, etc.

Trip Interruption Insurance

Hobbs Realty is pleased to offer CSA Travel Interruption Insurance. *See page 81 for details.* This insurance is available at a rate of 6.5% of your total rental amount. This insurance is due with your initial rental deposit payment. Should you choose not to accept this insurance, initial the appropriate box on the Vacation Rental Agreement Form and the insurance amount will be deducted from your final balance due. Although this insurance is optional, Hobbs Realty strongly urges you to accept this insurance, as our policy does not allow refund of rental monies for hurricane evacuations or inclement weather or for the period of time the island may be closed after a hurricane or any other natural catastrophe. Acceptance of this insurance offers financial protection of your valuable vacation time. See following page for details.

Repairs

Hobbs Realty cannot guarantee air conditioning, pools/spas or other major or minor appliances. There will be no refunds on air conditioner, TV, cable, VCR, or appliance failures including any loss of utilities: electrical, water or phone services. Please notify our office at once concerning any problems and we will have the repairs made as quickly as possible. However, there are limited service contractors in our area and your patience will be appreciated. NO REFUNDS issued for delayed check-ins or early check-outs, damage to guests' personal belongings due to malfunctioning appliances, cleaning issues, or inclement weather including mandatory evacuation. Due to our tropical environment and constant traffic through open doors and windows we do not issue refunds for unwanted pests (i.e. bugs). Substitutions, transfers and refunds will not be made upon arrival for any reason. We will make every effort to correct any problem reported upon your arrival. No refunds for pools/spas operational down time.

Security Deposit - Security Deposit Alternative

A Security Deposit is required to be posted on ALL rental properties. In lieu of a cash security deposit, Hobbs Realty offers a Security Deposit Alternative. This option allows you coverage of up to \$2,000 for accidental damage. Taking SDA instead of paying a cash Security Deposit does not negate your responsibilities as a tenant. If you choose not to participate in the program, initial where indicated on your Rental Deposit Request Form and your final balance will be adjusted to show the removal of SDA and the addition of cash Security Deposit. Agent may deduct from this security deposit any actual damages caused by Tenant as permitted under the Tenant Security Deposit Act. Agent shall apply, account for, or refund Tenant's security deposit within 45 days following the end of the tenancy.

Telephones

All homes have telephones and long distance can be accessed with your own credit card or calling card. There is no charge for local calls or toll free numbers.

Items Left Behind

Hobbs Realty is not responsible for personal items left behind in cottages. At your request, our staff will pick up and mail items to you COD plus a \$25 (+ tax) handling charge will be charged to your credit card on account. Items left behind and not claimed within 30 days will be donated to a local charity.

2010 RESERVATIONS

Hobbs Realty loves repeat guests! 2009 guests have priority for the same home / same week in 2010. In order to secure your advance reservation for the same week in 2010, please make your advance reservation by 5 PM on Wednesday of your first week. Thursday morning other guests will have the opportunity to book on a first come basis. Advance reservations for next year require a \$50.00 non-refundable reservation fee to hold your reservation until January 15th. This reservation fee is strictly a holding fee and does not apply to the rent. All 2010 reservations made in 2009 are subject to availability. Owner has first choice on all weeks for next year through the signing of the Property Management Agreement executed in the fall. Advance Reservation Fee refunded if owner selects same week.

Refer to the calendar page 83 for important dates and help planning next year's vacation.

We reserve the right to switch reservations in emergencies. We will make every effort to provide comparable accommodations with notification in advance when possible. Although every precaution has been taken, this brochure may contain errors. Photos of cottages herein may be different than the actual landscape due to owner improvements or changes as a result of natural occurrences. No misrepresentation is intended. We reserve the right to make necessary corrections or changes.

TOWN OF HOLDEN BEACH INFORMATION

Emergency Calls

If you need Police, Fire or Emergency Medical Services, Please Dial 911. Even if you do not think you have an *emergency*, it is the standard locally to call 911 for all services (even non-emergencies) required from these agencies. Our 911 operators are trained to obtain critical information about your call for service and can provide life saving instructions when needed, so please be patient and answer all of their questions accurately. Doing so will provide you with the best service in the most efficient manner possible.

Also, if you are inside a house, **please call 911 from the house phone (instead of a cell phone)** if at all possible. This will provide the operators with your location information saving valuable time in a true emergency.

Golf Carts

In the state of North Carolina, if a golf cart is to be operated on the *streets, highways or public vehicular areas*, it is considered a *motor vehicle* subject to all laws, rules and regulations that govern motor vehicles. In short, the golf cart must have the following:

- Head Lights
- Tail Lights
- Turn Signals
- Rear View Mirrors
- *State Inspection Sticker
- *License Plate Issued by NCDMV
- *Liability Insurance
- *The driver must have a current, valid Drivers License
- *Child Restraint Laws must be followed

Since most Golf Carts are purchased and a bill of sale is given to the buyer, the owner must apply for a title through the NC License Plate Office. In order to receive a title through this agency, you must have a notarized bill of sale and proof of liability insurance. If the golf cart is purchased from a dealer, you must also have the certificate of origin for the vehicle.

All of the streets in the town (including the side streets) are considered *streets or public vehicular areas* according to the State law. This means that to operate a golf cart anywhere on the island, you must meet the standards above. Also, golf carts may not be operated on streets with posted speed limits greater than 35 MPH.

Motor Scooters

Motor Scooters fall into two separate definitions in North Carolina, motor cycles and mopeds. A moped must not go faster than 30 MPH, must have an engine smaller than 50CC and must have no shifting device. If the scooter does not meet all of these, it is considered a motorcycle and subject to all the laws governing motorcycles, including motorcycle licensing, registration, insurance and inspection.

If the scooter does meet the standards above, you still must be at least 16 years old to operate it and must wear an approved safety helmet at all times.

Walkers/Runners Joggers/Cyclists

The town has provided sidewalks on the entire length of Ocean Boulevard. For your safety, it is requested that everyone walking, cycling, jogging or running use the sidewalk and stay off Ocean Boulevard. This allows for more efficient traffic flow and safety for all. Please be reminded that according to North Carolina State Law, all persons under 16 years old **MUST** wear an approved safety helmet while riding a bicycle.

Aquatic Life Stings

If you are subjected to the unfortunate event of being stung by a *jelly fish* or *sting ray* please call 911. **DO NOT** treat yourself with meat tenderizer or other folk remedies. Some of these methods are very outdated and proven potentially harmful. At the very least, they could prolong the discomfort instead of relieving it. Our local First Responders and Emergency Medical Personnel are trained with the most current treatment methods and will respond promptly. Most of the time, they can treat you without the need for transportation to the hospital. This, of course, must be determined on a case by case basis. As always, if you have a medical condition or specific instructions from your doctor for incidents of this nature, please follow instructions accordingly.

Other Items of Interest

- Personal vehicles are not allowed on the beach strand
- All pets must be on a leash at all times and are restricted from the strand, summer months 9AM to 5PM.
- Open fires and fireworks of any kind are prohibited (except sparklers)
- Fishing in the coastal waters requires a state issued license
- Digging large holes on beach strand is prohibited. If deeper than 12 inches, must be filled before leaving it.
- All tents, umbrellas, volleyball nets, etc. should not be left overnight
- These items and large holes in the sand create an unnecessary risk for walkers and emergency responders at night.
- Please lock your vehicles and houses whenever left unattended. Don't be the victim of an opportunist.

For more information on any of these topics and others, please call the **Holden Beach Police Department** at (910) 842-6707 or email: hbpd@hbtownhall.com

Also, a complete list of the Town's Ordinances is available on line at: www.hbtownhall.com

IMPORTANT INFORMATION TO HELP YOU ENJOY YOUR VISIT

The Beach Strand:

(Use CAMA marked public access points unless you are entitled to use designated private walkways to the beach as a rental customer or property owner.)

1. The line of sand dunes with fragile beach vegetation along the south side of Ocean Boulevard provides protection from storms. Please do not walk over the dunes to the ocean. Use the wooden walkways and ramps. Public walkways are marked with a CAMA sign. Others are private. Collect sea shells and other “beach treasures” at your leisure.
2. Only emergency and official Town Staff vehicles are allowed to drive on the beach.
3. There are no lifeguards when swimming. RIP TIDES can kill you. Check with Town Hall (842-6488) to see if RIP TIDES are present. If you get caught in a rip tide pulling you away from shore, swim parallel to the shoreline until you get out of the current – do not try to swim against the current back to shore.
4. A popular place to “fish, wade, and shell” is at the extreme east end of the island along McCray Street. Be aware there is

dangerous underwater debris in that area that should be avoided at periods of high tide – at low tide you can see it. The Town checks the beach daily, if dangerous debris is noticed, call Town Hall (842-6488).

5. Jet Skis should only be operated outside 500 feet from shore. Do not ride skis onto the beach strand. Town Courtesy Patrol personnel ride the beach during the summer to monitor this activity.
6. Alcoholic beverages are not allowed anywhere on the beach strand – or in any public place.
7. Trash receptacles are placed along the beach for your convenience, please do not litter.
8. Pets are not allowed on the beach between Memorial Day and Labor Day, except between 5 P.M. and 9 A.M. daily. Pets must be on a leash at all times on the island.

Island Wide Ordinances:

(Note posted speed limit signs)

1. No parking on Ocean Boulevard or McCray Street, except for the northern end of McCray Street east of Dunescape Drive. Observe signs for exact parking prohibitions. The largest public parking lot is under

the bridge. Public Rest rooms are located there as well. An unloading and pedestrian “drop-off” point is located at the bridge-head west of Cap’t Pete’s Apartments. Park all along Brunswick Avenue East and West. Do not block driveways or fire hydrants.

2. Bikes, roller-blades and pedestrians please share the sidewalk. No roller-blades on Ocean Boulevard.
3. FIREWORKS (except for sparklers) are not allowed on the island. They will be confiscated by the Police if found.

Boating & Fishing:

(Boat ramps are located under and near the bridge.)

1. If you fish in the surf, please be courteous to those swimming and relaxing nearby.
2. You may not land your powered boat anywhere along the oceanfront. Sail boards and small sail boats may temporarily land along the beach. Be careful of swimmers.
3. Observe NO WAKE zones along the Intracoastal Waterway.

IMPORTANT NUMBERS

Hobbs Realty After Hours Emergencies.....	612-9806	Hospital	754-8121
Emergencies	911	Holden Beach Marina	842-5447
Sheriff’s Department.....	253-2777	Holden Beach Pier	842-6483
Police Department.....	842-6707	HB Medical Center	842-5991

WORSHIP SERVICES

Our area has a wide array of local churches with various denominations. For additional information on local worship services please call the local chamber of commerce at (910) 754-6644. The churches and services below are listed as a convenience only.

Holden Beach Chapel Interdenominational 842-5700

(Rothschild Street – Holden Beach)
Sunday School..... 10:00 AM
Worship Service..... 11:00 AM

Sharon United Methodist Church 842-2429

(Highway 130 / Holden Beach Road)
Sunday School..... 9:45 AM
Worship Service..... 11:00 AM

Sabbath Home Baptist Church 842-6733

(1/4 mile east of stoplight)
Sunday School..... 9:45 AM
Worship Service..... 11:00 AM

St. Brendan’s Catholic Church 754-8544

(Hwy 17 South)
Mass Schedules: Year Round
Saturday..... 5:00 PM
Sunday..... 8:00 AM
Sunday..... 10:00 AM

WHAT TO BRING

There is a small grocery store on the island for quick pick-ups. Food Lion just over the causeway and a Super Wal-Mart for those forgotten items – open 24/7.

Here’s a checklist for starters:

- | | |
|---|---|
| <input type="checkbox"/> Bed Linens
(refer to each home description) | <input type="checkbox"/> Medications |
| <input type="checkbox"/> Towels | <input type="checkbox"/> Laundry Products |
| <input type="checkbox"/> Paper Goods | <input type="checkbox"/> Children’s Games |
| <input type="checkbox"/> Garbage Bags | <input type="checkbox"/> Good Book |
| <input type="checkbox"/> Beach Towels | <input type="checkbox"/> Hair Dryer |
| <input type="checkbox"/> Beach Chairs | <input type="checkbox"/> Beach Toys |
| <input type="checkbox"/> Beach Umbrella | <input type="checkbox"/> Bathing Suits |
| <input type="checkbox"/> Cash | <input type="checkbox"/> The Children |
| <input type="checkbox"/> Sunscreen | |

