

In this time of continuing economic uncertainty...

Topsail Realty provides a way for families to enjoy budget-friendly vacations. Topsail Island is easy to reach by car; it's less than 25 miles off of Interstate Highway 40 (see map on page 29). Homes range from small 2 bedroom cottages for 4 people to large 8 bedroom homes that accommodate up to 16 people. Renting one of our homes for a week is more economical for most families than staying in a hotel. All homes are set up for simple cooking so families can prepare their own meals at their vacation home. There is also an excellent array of local restaurants offering a variety of foods for varying budgets. Topsail Island's oceanfront beaches provide free use of the strand for swimming, surfing, sunning, walking, and shelling. You can fish in local waters with a N. C. fishing license which may be purchased on the Island. Plan to bring board games to play with your family and bring all those books you haven't had time to read. Don't forget to bring a camera to take pictures of your family relaxing and playing together.

In addition to all the beach and Intracoastal Waterway have to offer, there are free public parks with picnic areas, playgrounds, and fishing piers to provide hours of enjoyment for everyone in your group. If you bring your boat, Surf City's Soundside Park has a free North Carolina boating access ramp with a parking area for vehicles and trailers. In Topsail Beach, inexpensive boat launching is available at the Bush Marina ramp. Local boating tours and deep-sea fishing head boats offer a less expensive alternative to other more commercialized charter boat outings. There are also miles of sidewalks/paths for walking and biking in Surf City and Topsail Beach.

During the summer, the Surf City Parks and Recreation Department often has a free weekly "movie in the park" at Soundside Park. In Topsail Beach plan to visit the Topsail Island Museum and the Karen Beasley Sea Turtle Rescue and Rehabilitation Center, see page 28 for more information. For information on golf courses, shopping, and other activities, see page 37. Visit surfcitygovoffice.com, www.topsailbeach.org, or the Topsail Area Chamber of Commerce at www.topsailcoc.com or call 1-800-626-2780 for additional information.

Navigating our Website

Please visit our website to look for a vacation home and to view interior and exterior photos of each home we manage. The website also provides information about Topsail Realty's rental policies and information about the Topsail Island area.

If you know the name or the property number of a home you wish to view, the website has an A - Z Vacation Home List and a Numerical Vacation Home List. There is also a List by Home Location if you know you are looking for a specific location (oceanfront, etc.) and wish to browse all our homes within that location.

You may look for homes available for specific dates or with specific amenities by clicking on Vacation Home Search and then on Selecting a Vacation Home. Enter the date and/or amenities you are looking for. All homes that match your criteria will be listed.

Reservation requests may be made online on each home's individual web page by selecting arrival and departure dates on the calendar and following the clickable buttons. When you make an online request, you will receive an email notification stating you must call and speak with a reservationist to verify the information submitted. Please make sure you understand our rental policies and procedures prior to submitting a reservation request. Online requests made during our office hours must be finalized on the day submitted by 4:00 PM. Requests submitted after our office is closed for the business day must be finalized the following morning. Requests that are not finalized with a Topsail Realty reservationist will be automatically cancelled without further notice.



Welcome to Topsail

If you are planning your first Topsail Island vacation, get ready to discover an uncrowded, friendly, and casual beach paradise just 30 minutes north of the historic seaport of Wilmington, North Carolina. If you are a return guest that has stayed with us one or thirty times, welcome back to our glorious Island.

For more than three decades, Topsail Realty has helped families have fulfilling, relaxing vacations. Many families have made Topsail vacations a yearly family tradition – a tradition that offers enjoyment, relaxation, and time to reconnect with special people. Adults that first came to Topsail as young children are now bringing their children and grandchildren to explore the wonders of Topsail Island. The possibilities are endless. Stroll the vast miles of clean, quiet beaches. Sleep in, sunbathe, laugh at dolphins surfing at sunset, marvel at a panoramic view of constellations devoid of the glare of city lighting, and listen to surf in the stillness of the night. Collect shells, watch birds, gaze at waves. Cast out for fish from a pier or picnic and fish along the sound. Swim and surf, skirt the southern dunes, explore tide pools and sand bars, make sandcastles, fly a kite, read, draw, nap, relax in the undisturbed beauty of this natural dreamland...or look for adventure. Bike, kayak, golf, or investigate the local history of famous pirates. Visit one of Topsail's extraordinary restaurants or gift shops.

Come and bring your family, or make a quiet escape for yourself, to one of over 200 vacation homes Topsail Realty has to offer on southern Topsail Island. We offer a variety of lodging options, from four-person cottages for quiet getaways to sixteen-person homes for large family holidays. All of our homes are located south of the historic swing bridge that connects our charming Island to the mainland.



Topsail Realty, Inc. is in the Town of Topsail Beach near the southern end of Topsail Island. Our office is located on N. C. Highway 50 at 712 S. Anderson Blvd., approximately 6 miles south of the historic swing bridge in Surf City. A "How to Find Us" map is on pages 29 - 30.

Address: Topsail Realty, Inc.
712 S. Anderson Blvd., P.O. Box 3324
Topsail Beach, NC 28445-8818
Website: www.topsail-realty.com

Telephone: (800) 526-6432
(910) 328-5241
Fax: (910) 328-4462
E-mail: info@topsail-realty.com

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Planning Your Vacation

1. GETTING STARTED

After reading pages 6-9, review the vacation home descriptions in the brochure or on Topsail Realty's (TR's) website (www.topsail-realty.com). The Guide on pages 10 - 15 provides helpful information for selecting the vacation homes that will meet your needs. In order to prevent miscommunication and errors, choose one family member, who is older than 24 and will personally occupy the vacation home, to make the reservation, send both payments, and handle all correspondence and communication with our office.

2. RESERVATION REQUESTS VIA INTERNET OR PHONE

Weekly reservation requests for the current year may be made at www.topsail-realty.com or by phone. A Tenant making an on-line reservation request must call and personally talk with a reservationist for verification and additional information. After talking with a reservationist, two copies of the Vacation Rental Agreement (VRA) including the Initial Payment amount, due date, and information on the Accidental Rental Damage Insurance plan and CSA Insurance will be mailed to the Tenant for completion.

To make a request by phone, call Topsail Realty at (800) 526-6432 and give a reservationist the following information:

- Your full legal name, mailing address, and phone numbers.
- Maximum # of people (including infants) coming: _____
- How many weeks do you want to reserve? _____
- Is anyone bringing a dog? _____ How many? _____
- Do you prefer to arrive on Saturday or Sunday? _____

Vacation Home Name & Rental Number	Preferred Dates	
1 st choice: _____	from _____	to _____
2 nd choice: _____	from _____	to _____
3 rd choice: _____	from _____	to _____

3. INITIAL PAYMENT

Carefully read the Vacation Rental Agreement. Double-check the arrival and departure dates. Topsail Realty does not accept partial payments or checks sent by multiple people. Complete and mail the Vacation Rental Agreement with one check for the entire Initial Payment or indicate to pay via MasterCard or Visa credit card. The Vacation Rental Agreement and full Initial Payment must be received by the due date or the reservation will be cancelled without notice.

4. PAYMENT RECEIPT

When the Vacation Rental Agreement and Initial Payment are processed, TR will confirm the reservation. Confirmed reservations are subject to Topsail Realty's cancellation policy (see page 6). An itemized receipt will be sent showing the amount paid and the Final Payment amount and due date. If a receipt is not received within 14 days of mailing the payment, call TR to make sure your payment was received.

5. FINAL PAYMENT

Final Payment must be received no later than 30 days prior to arrival date. Be sure to mark your calendar – TR does not send reminder notices. If the entire Final Payment amount is not received by the due date, TR may treat the reservation as a cancellation and make every effort to re-rent the house in order to try to minimize the Tenant's loss of all monies paid (see page 6).

6. RETURNED CHECKS

Topsail Realty will not resubmit returned checks. All returned checks will be subject to the maximum returned check fee. Payment of the check amount plus the returned check fee must be made immediately via MasterCard, Visa, or certified check or the reservation will be cancelled without notice.

Selecting a Vacation Home

The beginning of a perfect vacation starts with choosing the right vacation home. Topsail Realty offers one of the largest selections of vacation homes on southern Topsail Island. Take time to relax and browse through this brochure or visit us online at www.topsail-realty.com. All of our homes have interior photographs that may be viewed on our website. We hope you find our brochure and website helpful in deciding which home will best meet your vacation needs. Each home is privately owned and reflects the owner's personal taste. Homes range from basic to luxury. Rental rates are based on location, size, amenities, and physical condition. Every effort is made to ensure that all information and photographs in Topsail Realty's advertising are accurate and correct, however, changes in furnishings, equipment, or bed arrangements may be made without notice by home owners. Unfortunately we do not offer any homes that meet ADA accessibility standards.

Topsail Realty, Inc. conducts business in accordance with the North Carolina Vacation Rental Act. Tenants are responsible for abiding by all rules, regulations, and instructions in the Vacation Rental Agreement, on our website, in the current rental brochure, in printed information provided to Tenants, and in the vacation homes. Vacation home descriptions include the bed sizes and special amenities in each vacation home. Linens are not provided (see page 8 "Don't Forget"). Topsail Realty will not be responsible for providing additional furnishings and equipment. Please make sure the home you choose will meet your needs before you make your reservation. We will be unable to move you to another home or make other arrangements for you after your reservation has been confirmed or, upon arrival, if you are not satisfied with the home you have chosen.

Topsail Realty's 2010 Office Hours

January 4 thru March 12
9:00 AM to 4:30 PM Daily

March 13 thru April 29
9:00 AM to 4:30 PM Weekdays
9:00 AM to 5:00 PM Weekends

May 1 thru October 3
9:00 AM to 4:30 PM Weekdays
9:00 AM to 5:30 PM Weekends

October 4 thru November 21
9:00 AM to 4:30 PM Weekdays
9:00 AM to 5:00 PM Weekends

November 22 thru December 17
9:00 AM to 4:30 PM Daily
Closed Thanksgiving Day

December 18 thru January 2, 2011
Office Closed

2010 Rental Seasons

OFF SEASON							MID SEASON							ON SEASON							PEAK SEASON									
JANUARY							FEBRUARY							MARCH							APRIL									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
					1	2		1	2	3	4	5	6		1	2	3	4	5	6						1	2	3		
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13	4	5	6	7	8	9	10			
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20	11	12	13	14	15	16	17			
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24	25	26	27	28	29	30	28							28	29	30	31				25	26	27	28	29	30				
31																														
MAY							JUNE							JULY							AUGUST									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
						1		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7				
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14			
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21			
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28			
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31	29	30	31							
30	31																													
SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER									
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S			
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5	6	7	8	9	10	11	3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11			
12	13	14	15	16	17	18	10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18			
19	20	21	22	23	24	25	17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25			
26	27	28	29	30			24	25	26	27	28	29	30	28	29	30				26	27	28	29	30	31					

2010 RENTAL INFORMATION

RENTAL CHARGES

Rental charges, including options chosen by the Tenant, are divided into 2 payments for reservations made more than 45 days prior to arrival. The initial payment must be received within 10 days of making the reservation with the completed Vacation Rental Agreement. The final payment must be received no later than 30 days prior to arrival. When arrival is within 45 days, the reservationist will detail payment requirements when the reservation is made. Payments will include the following charges plus applicable taxes for each reservation made:

- Rental amount (including pet rent, if applicable)
- Administrative fee (nonrefundable and included in initial payment)
- CSA Vacation Rental Insurance (optional, nonrefundable, nontransferable, and included in initial payment)
- Accidental Rental Damage Insurance (nonrefundable and included in initial payment) OR Tenant Security Deposit (included in final payment)

Other charges included in final payment may apply (e.g., pet rent). All charges will have the required taxes added. Taxes are authorized by the State of North Carolina and must be collected by Topsail Realty. Tenants are responsible for payment of all applicable taxes in effect at time of occupancy. Remember: All payments must be paid in full and received in our office by the due date. We do not accept partial or multiple payments. VISA and MasterCard credit cards are accepted. Other credit cards and debit cards are not accepted.

TENANT SECURITY DEPOSIT

Tenant Security Deposits are security against damage, failure to follow Check-out Instructions, and other reasons as described in the Vacation Rental Agreement. Topsail Realty home owners offer tenants the alternative of buying Travel Guard's Accidental Rental Damage Insurance Plan instead of paying a Tenant Security Deposit. Purchasing the Accidental Rental Damage Insurance Plan does not negate your Tenant responsibilities. The non-refundable Accidental Rental Damage Insurance charge covers accidental damage to the property or its contents, if caused by an insured person, subject to the plan's terms and conditions and if reported in writing to Topsail Realty prior to check-out. The Accidental Rental Damage Insurance charge is included in the initial payment. If you choose to pay the Tenant Security Deposit instead of buying the Accidental Rental Damage Insurance Plan, initial where indicated

on the Vacation Rental Agreement and your final payment will include the Tenant Security Deposit charge. If there are no problems, the Tenant Security Deposit will be refunded by mail 45 days after your departure date.

CANCELLATIONS AND TRANSFERS

Tenant initiated reservation cancellations must be confirmed in writing by Tenant to Agent. All cancellations will be charged the administrative fee, cancellation fee, fees owed to third parties, and all applicable taxes. Upon receipt of written confirmation of Tenant's cancellation, Agent will attempt to re-rent Premises. If Premises are re-rented for entire term of Agreement at no loss to Owner and Agent and payment has cleared, Tenant payments will be refunded less the required fees and taxes. If Premises are not re-rented for the entire term of Agreement, all payments by Tenant may be forfeited. If you need to cancel your reservation, please notify us in writing (fax, e-mail, or mail). Payments may be covered by CSA Insurance (see page 8). Reimbursement by CSA is subject to policy terms and conditions. Transfers for the same vacation home for the same rate period require prior approval by Topsail Realty as well as payment of a transfer fee. All other transfers are considered cancellations.

TERMINATION OF RENTALS

We reserve the right to refuse rental, not allow check-in, or to terminate occupancy if, in Agent's opinion, the occupancy may be detrimental to the premises. No refunds will be given if occupancy is not allowed or terminated as a result of rental regulation violation or if the reservation was obtained under false pretenses.

OCCUPANCY

The maximum number of occupants allowed in each vacation home is shown in the vacation home description beside MAX. Premises may not be used or occupied at any time by more than the maximum number of occupants indicated. Adults and children, including babies of all ages, must be counted. Premises served by septic systems may not exceed occupancy of two occupants per bedroom in accordance with North Carolina Law. Bed sizes are indicated to allow flexibility in sleeping arrangements and do not indicate occupancy limits. Topsail Realty is authorized to rent to family groups only. Wedding and other celebratory events exceeding maximum occupancy at any time are not permitted. No teen or college age groups are permitted even if chaperoned by adults. Rental to individuals under the age of 24 is not permitted. We reserve the right to require official identification showing picture and date of birth. Overcrowding or misrepresentation is cause for immediate eviction and forfeiture of all monies paid.

PARTIAL WEEK RENTALS

Some vacation homes are available for 3 to 6 night stays. We do not have any one or two night rentals. Partial week or weekend reservations may be made no more than 7 days in advance of the arrival date during Peak and On seasons and no more than 14 days in advance during Mid and Off seasons. Easter, Memorial Day, Labor Day, and Thanksgiving partial week rates are based upon On season nightly rates. Topsail Realty must immediately receive the completed Vacation Rental Agreement and full payment via VISA or MasterCard credit card. Additional payment requirements will be addressed when the reservation is made.

CHECK-IN

Check in is at our office and begins at 4:00 PM. Vacation homes are not available for check-in earlier than 4:00 PM on the scheduled arrival date. No one may go to the property before the Tenant completes check-in at our office. Please plan accordingly. Maintenance of premises may require check-in to be delayed until after 4:00 PM. Please do not purchase perishable groceries until after check-in is completed. Tenants must provide advance written notice to Topsail Realty if they authorize anyone (authorized person must be over age 24) to pick up keys for them. At check-in the Tenant will receive two sets of keys and directions to the vacation home. Please make sure everyone understands these policies. If you have to check in after our office closes, please let us know in advance so we can (if possible) make special arrangements for you. Reservations that have not been paid in full may not check in after hours. Please inspect your vacation home carefully upon arrival. Problems, including damages or inadequate cleaning, must be reported in writing to Topsail Realty no later than 2:00 PM the day after check-in.

CHECK-OUT

Check-out is no later than 10:00 AM on your departure date. If you plan to leave before our office opens, please put the keys in the RETURNS slot to the left of our front door. We are not responsible for items left in vacation homes, so please check closets, dresser drawers, etc. for personal belongings. Tenants are responsible for completing all items on the Check-out Instructions in the Guest Services Directory at each vacation home prior to checking out. Please let us know prior to check-out if you have any questions. Do not turn in the vacation home's keys until all Check-Out Instructions

are completed, all windows and doors are locked, and your group has completely vacated the premises. There may be additional charges for failure to follow Check-out Instructions, abuse of premises, or the need for more than basic departure cleaning.

NO SMOKING HOUSES

Most of our property owners do not allow smoking in their vacation homes; others do not allow smoking anywhere in the house or outside on the property. These homes are designated in our vacation home descriptions. Any tenant **violating the owner's no smoking rule may cause all tenants to be evicted with forfeiture of all monies paid.** Smoking includes all kinds of inhaled lighted material, including cigarettes, cigars, pipes, etc.

FIREPLACES

Fireplaces advertised in vacation home descriptions are not available for use from May thru September. Unadvertised fireplaces, even if shown in photos, are not available for tenant use at any time.

GRILLING

Our strong prevailing winds make grilling anywhere at our vacation homes and duplexes a dangerous proposition. Some of our property owners do not allow grilling on their property. Where grilling is permitted, it is strongly recommended that grilling be done as far from the building as possible. Under no circumstances is **grilling permitted on wooden decks and boardwalks or underneath buildings. Eviction without refund may result if grilling regulations and restrictions are violated.** Tenants will be held financially and legally accountable for problems created by violation of our grilling regulations and restrictions. Homes allowing grilling do not provide grills unless specifically stated in the descriptions for the properties.

PETS

Some property owners allow tenants to bring their dog(s) with them. Birds, cats and all other pets are prohibited. **Dogs must be over 12 months old, friendly, housebroken, flea free, and should be on a monthly flea preventative program.** The vacation home description will indicate if dogs are allowed in the vacation home and on its premises. The maximum number of dogs allowed and the pet rent per dog per reserved week is indicated in the description. Most units offer a reduced pet rental rate for rentals of 4 nights or less. A "No Pets" stipulation means no pets are allowed in

the vacation home or anywhere on its premises at any time. A "No Tenant Pets" stipulation means tenants shall not have pets in the vacation home or anywhere on the premises, but the property owners and their guests may have pets with them when they are at their vacation home. Unauthorized pets or unpaid pet rent shall result in eviction and/or at **Topsail Realty's sole discretion pet rent of \$250** plus tax per reserved week payable on demand for each pet. There are leash laws and "pooper scooper" laws in Topsail Beach and Surf City. All dogs must display a current rabies vaccination tag and an identification tag. Failure to follow these laws could result in a civil citation and additional charges. In addition to a nametag with your home telephone number, please put a tag on your dog with your vacation home address and telephone number.

HURRICANE POLICY

If there is a mandatory evacuation, tenants must promptly comply with the evacuation order and take all their possessions (including all food) with them, since re-entry cannot be guaranteed. **Topsail Realty does not give** refunds in the event of a hurricane evacuation or other events covered by CSA Insurance. We highly recommend purchase of CSA Insurance to protect your vacation investment.

CSA INSURANCE

To make sure you have a relaxing, worry-free vacation Topsail Realty offers CSA Insurance to cover numerous events including illness, injury, or death of a tenant or family member; hurricanes; and other defined perils. The insurance charges are shown on the Vacation Rental Agreement. We highly recommend purchase of the insurance so you may be financially reimbursed in the case of a covered event. A flier describing this insurance will be mailed with every Vacation Rental Agreement. If you **choose not to purchase the insurance prior to making your final payment, which is due no later than 30 days prior to your arrival, no refunds will be given** for events that would have been covered by the insurance, **including hurricane evacuations. Insurance payments** are non-refundable.

TELEPHONES, INTERNET, MAIL, AND FAXES

All vacation homes have telephones available for local calls only unless otherwise specified in the home's description. The vacation home's telephone number will be printed on your Vacation Rental Agreement. No toll calls, direct dialed long-distance calls, directory assistance calls, or incoming collect calls are permitted. You will need to use your cell phone to make these calls. Some vacation

homes provide wired and/or wireless high speed internet access for tenants. Wired high speed internet access will require the use of an Ethernet cable. Wireless high speed internet access may require the use of a wireless notebook card. These items are not provided. Tenants will need to bring these items. Mail may be sent to you c/o General Delivery, Topsail Beach, NC 28445-9831 and must be picked up at the Topsail Beach Post Office. If you are planning to send or receive faxes during your stay, please call our office and we will give you locations and numbers of fax machines available to the public.

DON'T FORGET

Remember to bring bed linens, blankets (especially during spring and fall), bath towels, kitchen towels, beach towels, paper products (toilet paper, paper towels, napkins, etc.), aluminum and plastic wraps, cleaning supplies, plastic garbage bags, liquid dishwasher soap, bath soap, laundry detergent, food and condiments, personal toiletries, iron and ironing board, flashlights, battery operated radio, Ethernet cables or wireless notebook card, and beach chairs. All vacation homes are set up for simple housekeeping and cooking. Each home is furnished according to the owner's taste. Vacation homes vary in amenities, décor, furnishings, etc. All homes provide bedspreads, pillows, a vacuum cleaner, broom, mop, coffee maker, toaster or toaster oven, microwave, and other kitchen items for simple meal preparation and serving. If you are planning special meals, you should bring the necessary preparation equipment such as a food processor, blender, special or extra large pots and pans, chef's knives, etc. with you. Beach chairs are usually not provided. Our office does not have linens or other items for rent. Please visit our website <http://www.topsail-realty.com/island-services.htm> or call our office to obtain contact information for companies offering linens, towels, and other items for rent.

OTHER IMPORTANT INFORMATION

Emergency and after hours phone numbers: For emergencies call 911. For non-emergencies that can't wait until our office opens at 9:00 AM, our after hours number is posted beside our office front door. The number may change depending on which employee is covering after hours calls.

Fireworks, firearms, or bonfires are not permitted in accordance with local and state laws.

Town zoning ordinances in Topsail Beach and Surf City restrict the hook-up of any camper, bus, van, or motor home to any vacation home.

Sand dunes: Please use the designated beach access walkways. Do not walk or play on the dunes. The sea oats and beach grass help prevent beach erosion. It is against the law to pick or destroy them. Please don't litter the beach with trash or cigarette butts - leave only your footprints behind.

Parking space is limited at most vacation homes. Please check our website pictures to view available space for cars and boat trailers. Parking off driveways may damage septic systems.

Maintenance: All equipment in the house should be in proper working order. Promptly give our office written notification of any equipment problems. Every effort will be made to correct the problem. However, no refund or rate adjustment will be made for mechanical failure.

Inspections and repairs: It may be necessary for Topsail Realty staff or representatives including law enforcement officers to enter vacation homes for inspections or to make repairs.

Items left in vacation homes by the tenants: We are not responsible for articles left in vacation homes or theft of any kind. If you request that we attempt to locate and mail any forgotten articles to you, you will be charged packing and mailing charges plus a \$25.00 service charge. Unclaimed items will be donated to charity or discarded at the end of each month.

House for sale: Occasionally a vacation home may be on the market for sale. Owners reserve the right to have their property shown to qualified buyers. Every effort will be made to schedule the showing at a convenient time and not interrupt your vacation.

Tenants' responsibilities: Tenants are responsible for abiding by all rules, regulations, and instructions provided to Tenants, in the vacation homes, in the N. C. Vacation Rental Act, the Vacation Rental Agreement, on our website, and in the current rental brochure. Any exceptions to the above mentioned rules, regulations, and instructions must be approved in writing in advance by the President of Topsail Realty, Inc.

Statement of responsibility: Topsail Realty is not responsible for circumstances beyond our control, not limited to but including inclement weather, utility failure, disturbances on nearby property, construction noise or debris, or acts of nature.

Disclosure: In accordance with the National Association of Realtors Standards of Practice and Code of Ethics, it is hereby disclosed that Topsail Realty, Inc. has a contractual relationship with the Owners represented in Topsail Realty's advertising. This contractual relationship employs us to act as the Agent of the Owners and treat all parties (Tenants and Owners) honestly, fairly, and in good faith.

Errors and omissions: Every effort is made to ensure that all information and photographs in Topsail Realty's advertising are accurate and complete. However, Topsail Realty cannot be held responsible for possible typographical errors; omissions; price changes; changes in taxes; or changes made by vacation home owners in furnishings, equipment, or bed arrangements. Vacation homes are privately owned and changes may be made to homes or their contents subsequent to the printing of this Vacation Rental Brochure.

ADVANCE RESERVATION REQUESTS

Advance Reservation Requests are offered for the convenience of tenants that wish to request in advance a specific house for specific dates during the next calendar year. The tenant who is renting a home in the present year has priority status for the same approximate dates in the house next year if they make their Request on or before the last Friday of their stay this year. Requests may be made Monday - Friday from 9 AM to 4 PM in person at Topsail Realty's office or via phone. Requests are not accepted on weekends or via e-mail. A non-refundable Advance Reservation Administrative Fee is charged for each requested week. Requests are not transferable. If a tenant doesn't make an Advance Reservation Request by the last Friday of their stay, the dates are available for Requests to be booked by the public beginning the following Monday morning.

