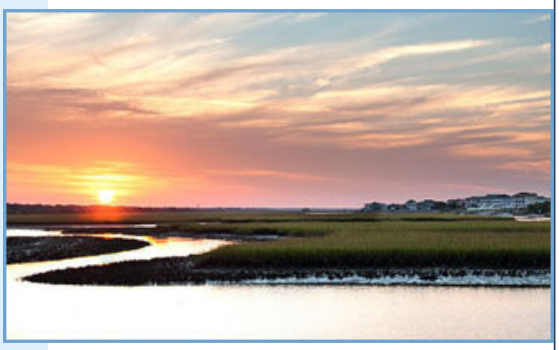
Are you ready for THREE MILES of CLEAN, WHITE SANDY BEACH?

TALK ABOUT IDYLLIC...

Looking for a true quiet family beach for your next vacation? One with a beautiful beach strand? Then look no further than a vacation home with Sunset Properties here at Sunset Beach. We're on a small barrier island located on the southeast coast of North Carolina, halfway between Myrtle Beach, SC and Wilmington, NC.



OUR BEST FEATURE IS OUR CUSTOMER SERVICE

Let Sunset Properties help find that perfect vacation rental home for your family. Our goal is to make this family vacation at Sunset Beach the BEST vacation ever. Experience "Simple Pricing from Sunset Properties." Enjoy our Perks Club that includes free DVD movies and other treats from us and area businesses.

Phone number: 866-320-1344 **Email us at:** reservations.sp@atmc.net 419 S Sunset Blvd Sunset Beach, NC28468

School's Out

Check Availability

Area	Address	Type	Bedrooms	Baths	Rents
	419 D 27th Street Sunset Beach, NC 28468	Condo	2	2	SAT to SAT

Description

The condos on 27th street are conveniently located close to everything: the beach, pier, market, ice cream shops and our DVD machine. Each condo has its own private screened porch. They also come equipped with covered parking to keep your vehicle out of the elements. Make use of a foot wash at the base of the stairs and outdoor showers. School's Out is privately owned, and Sunset Properties provides its professional rental management services.

Interior amenities include ceiling fans, two TVs (32" flat screen in living room and 22" flat screen in master bedroom), VCR, DVD, and WiFi internet access. This is the top right unit. It is a Linen Ready home-Bath/ kitchen towels and bath mats will be provided, and the beds will be made with linen at no charge.

Amenities

- Bedroom One: King, private bath
- Bedroom Two: Queen, shared bath
- Row: Eigth
- Beach Access: 27th Street
- Linen Ready
- Internet: Wifi
- Screen Porch
- Standard Amenities
- Cable TV
- DVD
- No. of TVs: 2

Bedding

Available Weekly Rentals

*: Rates are only estimates and both rates and availability are subject to change without notice.

Book It	06/22/2013 for 7 nights	$ 1,025.00
Book It	07/13/2013 for 7 nights	$ 1,155.00
Book It	07/20/2013 for 7 nights	$ 1,155.00
Book It	07/27/2013 for 7 nights	$ 1,155.00
Book It	06/14/2014 for 7 nights	$ 780.00
Book It	06/21/2014 for 7 nights	$ 860.00
Book It	06/28/2014 for 7 nights	$ 860.00
Book It	07/05/2014 for 7 nights	$ 860.00
Book It	07/12/2014 for 7 nights	$ 860.00
Book It	07/19/2014 for 7 nights	$ 860.00
Book It	07/26/2014 for 7 nights	$ 860.00
Book It	08/02/2014 for 7 nights	$ 660.00
Book It	08/09/2014 for 7 nights	$ 660.00
Book It	08/16/2014 for 7 nights	$ 660.00
Book It	08/23/2014 for 7 nights	$ 530.00
Book It	08/30/2014 for 7 nights	$ 530.00
Book It	09/06/2014 for 7 nights	$ 530.00
Book It	09/13/2014 for 7 nights	$ 530.00
Book It	09/20/2014 for 7 nights	$ 530.00
Book It	09/27/2014 for 7 nights	$ 530.00
Book It	10/04/2014 for 7 nights	$ 530.00
Book It	10/11/2014 for 7 nights	$ 530.00
Book It	10/18/2014 for 7 nights	$ 530.00
Book It	10/25/2014 for 7 nights	$ 530.00
Book It	11/01/2014 for 7 nights	$ 530.00
Book It	11/08/2014 for 7 nights	$ 530.00
Book It	11/15/2014 for 7 nights	$ 530.00
Book It	11/22/2014 for 7 nights	$ 530.00
Book It	11/29/2014 for 7 nights	$ 530.00
Book It	12/06/2014 for 7 nights	$ 530.00
Book It	12/13/2014 for 7 nights	$ 530.00
Book It	12/20/2014 for 7 nights	$ 530.00
Book It	12/27/2014 for 7 nights	$ 530.00

Policies

- Making a Reservation
- Things to Know About Our Rental Cottages
- Other Helpful Information
- Rate Seasons
- Services Available for All Reservations
- Arrivals & Departures
- Town Regulations & Safety Issues

Additional Images

Our rental guidelines are as follows:

Making a Reservation

Before you email or call us for a reservation, follow a few easy steps to help prepare yourself.

First, settle on the dates of your arrival and departure. Click here for a list of holiday and rate season dates. During the summer months, we only rent homes from Saturday through Saturday unless otherwise noted in the home description. In the other seasons, the start day and length of stay is more flexible, though we do require a minimum stay of at least two nights. Some homeowners specify longer minimum stays.

Next, take some time to look through our selection of homes to find several possibilities for your stay. Make sure the bed configuration in each home works for your family, and the general location of the home on the island is what you desire.

Once you've got your list of possibilities set, you're ready to make a reservation. You can reserve either online or by phone. To reserve a home online, just follow the instructions on the website to check unit availability and to make the actual reservation request. We will contact you by phone within 24 hours to confirm your request.

If you want to make arrangements over the phone, call us at 888-339-2670. Our office is open Monday-Saturday 9 a.m. until 5 p.m. Please avoid calling for a reservation on Saturdays during the summer-we need to take care of our guests that are coming and going on those busy days.

After you have made a reservation with us, you will be sent a rental agreement that requires a payment of 50% upon receipt of the paperwork. **Personal checks are gladly accepted. We do accept Visa, Mastercard, and American Express credit cards for payment of the balance or final payment.** Final payment is due 30 days prior to arrival or the reservation is subject to cancellation-you will not be billed for this. **There is a $30.00 service charge on all returned checks.**

When you get the rental agreement, you'll have some decisions to make before you mail it back to us. They include:

1. *Trip Insurance*- See both our Services Available and Refunds sections to help you decide if you want to purchase this service. If you choose to buy it, do nothing-it is listed on the contract. If you choose to decline the service, just initial the contract in the appropriate place, and then deduct the premium amount shown from the deposit due with the contract.
2. *Linen*- unless you select a "Platinum Perks" or "Linen Ready" home to stay in, you will need to provide linen and paper products for your vacation. See our Services Available section to decide if you want to rent linen through us. If you do need to rent linen or towels, just mark your needs at the bottom of the contract in the space provided. **Perks Club bonus: Order a full linen package in advance, and we will make all beds and set out all towels for your arrival!**

Once you mail the contract and initial rent payment in to us, we'll send a receipt back to you (unless your visit is within a short time-then we'll give it to you upon arrival). Then your reservation is set, and you can start planning for a great time!

Things to Know About Our Rental Cottages

Standard Equipment - Unless otherwise noted in an individual home's description, all of our rental cottages come equipped with central heat & air, outdoor shower, dishwasher, washer, dryer, microwave, phones, bedspreads, mattress pads, pillows, typical cookware and dinnerware for simple cooking. All are privately owned and reflect the individual tastes of the owner. We can not make changes to furnishings or equipment, and the same are subject to change without notice or compensation. Please do not rearrange the furniture in a house during your stay.

Non-Smoking Homes - All of our rental homes are designated non-smoking. That means there is no smoking allowed in the cottage. Please be considerate of both the owner's request and the renters that follow you into the home, and limit smoking to outside the house if you must.

Overcrowding - All homes on the island use septic tanks. Overcrowding the units can cause system failure, and will exceed the comfortable seating and eating arrangements within the unit. There may not be more people (adults and children) staying in the house than there are beds for. Overcrowding will be cause for eviction with no refund. All tenants are required to state the maximum number in their party on our rental contract.

Groups - The properties we represent are available to groups that include adults over 25 only. Fraternal, sorority, student, and retreat groups are asked not to apply for accommodations. Misrepresentation will result in tenant being asked to immediately vacate the home without refund. **NO HOUSE PARTIES ARE ALLOWED IN ANY RENTAL COTTAGE.** These are defined as occupancy by more than the allowable tenants in a unit, or unruly, loud, or other objectionable activity carried on in or around the home. If a house party develops, all tenants will be asked to leave without refund. **NO EXCEPTIONS.**

DOGS are **only allowed in our "Pet-Friendly" homes** and are not allowed inside or outside of any of the other rental homes, unless they are a documented service animal. If a pet is found on the premises, guests will be asked to leave immediately with no refund, and will be billed for all extra cleaning charges incurred. **NO EXCEPTIONS**. Click here for important information on bringing your dog to the beach.

Sunset Properties reserves the right to refuse or terminate occupancy of any home if in our judgment we feel it would prove detrimental to the premises. We also reserve the right to substitute suitable accommodations if circumstances require.

Other Helpful Information

Distance to the Beach - Sunset Beach has a terrific dune structure that has built up between its frontal dunes and the oceanfront homes. To reach the beach, you are asked to use one of the public access walkways (there are over 25 on the island). The walkways generally are one to three minutes in length from Main Street to the beach. For most homes off of the oceanfront, we list their "row" - that simply shows you the number of homes from the ocean that it is located. Ours is a small island; the furthest walk from a rental home to the frontal dunes is 10 minutes. You can reach the beach from most rental homes in less than five minutes.

Emergencies - If you have an emergency in your cottage after office hours, call the emergency number posted on the front door of our building. **For Police or Fire emergencies, call 911.**

Garbage Collection - From May through September, trash will be picked up at the curb on Saturday and Wednesday. From October through April, the collection day is Wednesday. All trash must be placed in the container, and the container must be rolled to the street for pickup **no earlier than 6 pm the night prior to pickup**. After pickup, Town regulations require that containers be rolled back under the home by 6 pm the day after. Recycling is available on a limited basis in the town during the summer.

Phones & Internet Access - all of our homes are equipped with telephones, and you will receive the cottage's phone number on your reservation contract. Please have personal calls directed to your rental cottage. All long distance charges should be reversed, charged to another number, or to your credit card. A $5.00 fee per call will be added to the actual charges for any calls billed to the rental home during your stay.

Personal Property - Sunset Properties is not responsible for accidents or injury to guests or for loss of money, valuables, or property of any kind during your stay. There is a minimum charge of $25.00 for retrieving and shipping any items back to renters from their rental cottage.

Lockouts - We will loan an additional key at our office during our normal business hours for your use to get into the house. If we are required to assist you after office hours, there will be a $25.00 fee.

Campers and Mobile Homes - These are not allowed to be hooked up or used at any rental property.

Area Activities - Click on our Activities page for highlights of things to do in and around Sunset Beach.

Rate Seasons

We offer four rate seasons during the year:

In Season rates apply from June 9 - August 10, 2012. All our homes rent Saturday-Saturday in the summer months. Many homes will rent on a nightly basis. If you plan to rent nightly in the summertime, you must wait within 10 days of the actual stay to book one of our properties.

In Season Discount rates are offered by some owners, and may apply from May 26 - June 9 and August 11 - August 25, 2012.

Spring/Fall season rates apply April 21 - May 25 and August 25 - September 21, 2012.

Off Season rates apply January 1 - April 20 and September 22 - December 31, 2012.

Nightly rates are offered in some of our homes (with a minimum stay of at least two nights). Stays of less than four nights are subject to being moved to another home for a full week's rental. Nightly stays are accepted within 30 days for waterfront homes and some 2nd row homes for stays during April, May, and September and within 45 days for homes not directly on water or 2nd row. Some nightly stays are available during the summer months, but only within 10 days of the actual stay.

Off-season monthly rates are available for some homes between October and March each year.

Other Costs Associated with all Reservations

Sunset Properties offers a "Simple Pricing" approach-the rental price is the cost, plus any additional services you might request, plus the tax.

Taxes are added to all reservations. They include the N.C. state sales tax (6.75%) and the local occupancy tax (6%). Tax rates are subject to change during the course of the year.

Services Available for all Reservations

Trip Cancellation Insurance allows for refunds on lost rents and travel expenses resulting from extreme weather conditions (such as hurricanes) or family illnesses and injuries that might cut short the planned vacation. Specific coverage conditions are listed in a pamphlet from Red Sky Insurance that is available online. You must purchase this insurance as part of your initial rental contract deposit; it is not available after the rental contract is returned to us. This optional service is listed on all contracts mailed out; you may elect to decline it by indicating your decision on the rental contract. Please see our Refunds and Cancellation section to understand our company policies in these areas. Please click here to learn more about Trip Insurance.

Maid Service is completed for you at departure for all paid rentals. Your duties at departure are: empty all trash into the home's outside container, wash all dirty dishes, and make all of the beds.

Linens - are offered in bed sets (fitted & flat sheets per bed, along with two pillowcases for all sizes except single-which gets one pillowcase). 2012 linen rental rates, not including tax (12.75%) are:

- King, Queen, & Double Sets: $14
- Single Set: $12
- Towel Set (one bath, hand & wash towel): $7
- Dish set (one dish towel and dish rag): $3
- Bath Mats: $3 per

We will deliver the linen to your cottage at check-in ($5 delivery charge for orders less than $15). At checkout, please leave all linen at the rental house-our housekeepers will return it to the office. **Perks Club Bonus: Order a full linen package, and we'll make the beds for you and set out towels prior to your stay!**

Beach Rental Equipment- Rental equipment can be rented directly from Rest A Shore Beach Gear.

Arrivals & Departures

Check-in Time - is after **4:00 p.m.** If you plan to arrive after our office closes, call ahead to make arrangements.

Checkout Time- is before **10:00 am.** Please lock the cottage and return all keys to our office. There is a $25.00 charge for keys not turned in at checkout or for units left unlocked. A late checkout is not available during the summer rental season. Departures after 10:00 a.m. will be charged a $50.00 per hour fee. No exceptions.

Tentative Reservations for Next Year - This year's vacationers are given the first opportunity to re-rent their cottage for the corresponding week next year while you are here. You must rebook for the following year by the close of business on Wednesday of your vacation week (first Wednesday for multiple week stays). We'll open reservations to the public by that Thursday. **Please be aware that your Saturday in 2012 shifts back by one day for 2013.**

To ensure proper service for our arriving guests, tentative reservations are not accepted on Saturdays. There is a $30.00 non-refundable fee for this service. This fee does not apply toward rental costs, and is not transferable if you later decide to switch to another home. A rental contract will be mailed to all approved reservations in mid- December once cottage rates and availability are established with each homeowner.

Late Bookings - Reservations made less than 30 days prior to the actual check-in date require full payment with the rental contract. Please express mail your payment. Last minute openings during the summer season do happen due to emergency cancellations. Either check the "Specials" page on our website for postings, or call our office and we will be glad to assist you.

Refunds & Cancellation Policy - We strongly recommend trip insurance be purchased for all reservations being made months in advance of an actual arrival date. In the event of a cancellation by a renter, **NO REFUNDS WILL BE GIVEN UNLESS WE ARE ABLE TO RE-RENT THE UNIT.** In the event we are able to re-rent the cottage, the rent paid will be refunded less a $50 cancellation fee.

We do not provide refunds on appliance or air conditioning breakdowns. We and our owners try to keep these items in good working order, and we will have any failures fixed as quickly as possible after they are reported to us.

We do not provide refunds for inclement weather, including hurricanes or other causes of mandatory evacuations during your stay. For your financial protection, we offer Trip Cancellation Insurance in case either your personal situation or the weather interrupts your scheduled vacation. For more information on this insurance, see the description listed under "services available".

Town Regulations & Safety Issues

Click here for Town of Sunset Beach General Rules

Police and Fire Emergencies - call 911 for assistance. Note: for your protection, please check the fire detectors in your rental home upon arrival to ensure that they are in working order. Notify our office immediately if the detectors are not working properly.

Medical - Express Care (910-579-0800) is located nearby on the mainland, and offers urgent care services. Brunswick Community Hospital is located on U.S. 17 approximately 30 minutes north of the island.

Rooftop Decks - These are not to be used as an access to the cottage roof. For your own safety and to avoid damage to the roof, please see that no one in your party climbs on the roof of your home.

Fireworks - NO FIREWORKS ARE ALLOWED ON SUNSET BEACH. Possession or use of fireworks carries a fine of up to $500, plus court costs and possible jail time in North Carolina. These regulations are strictly enforced on the island by the Town's police department. If you notice the use of fireworks anywhere on the island while you visit, please call 911.

Sea Turtles - Sea Turtles are an endangered species, and are protected by law. The island is a nesting site, and has an active Turtle Watch Program. Nesting season in our area typically runs from May through August, with hatching running late July through October. Nests are clearly marked and should not be disturbed. Our Town's police should be contacted if you see anyone disturbing a turtle or nest.

All prices and/or descriptions are subject to change. Although every precaution is taken, errors in prices and/or descriptions do occur on our web site and in printing. We reserve the right to correct any such error.