

House rules

We know it's so NOT fun to read a bunch of rules when planning your vacation! However, our building DOES have rules, and YES, we ALL need to follow them. Again, we know, so NOT fun! Please read through them, and yes, we will need you to confirm with us after booking that you agree to them.

- VISITORS OF REGISTERED GUESTS WILL NOT BE PERMITTED UP TO RESIDENTIAL CONDOS FOR BOOKINGS LESS THEN 30 NIGHT BOOKINGS.

Simply, you can't bring anyone up to the condo during your stay. Only the actual registered guests within your booking are permitted. The Grand has a No Visitors policy and this can not be amended. So, if you plan to have extra visitors over during your stay, .. our building may not be a good fit for you, and it's best to know this in advance. On a positive note, The Grand is very safe and secure, and that's a GOOD thing!

- THE MAX OCCUPANCY LIMITED PER UNIT - Refer to each listing for Max occupancy (+ 2 children 15 years of age or younger) - we can not amend that occupancy number, .. not before arrival or during your stay. It will break our hearts to disappoint you, so please do not ask! Anyone 16 years of age and older is considered an adult by our building.

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-Yes, Guests that have booked a month or longer are permitted to have visitors. Visitors must be kept at a minimum at all times. Overnight visitors are not permitted for any length of booking.

- Miami is a lively city that never sleeps, so go out and enjoy the loud music and partying! But do not bring it home with you, because loud music and parties are just not tolerated in our building! Any type of altercation with building security or staff will result in immediate eviction from mgmt. If this occurs, there will be no refund of any kind. The reason is, The Grand residential tower is occupied not only by guests such as yourselves, but mainly residents who reside here and want a peaceful environment.

- We know you value your belongings, so don't leave them behind! We are not liable for any personal belongings left inside the property after check out. We are happy to mail back any belongings found (at your expense), but we are not liable for them. Our maids and team members will be grateful not to be hunting down forgotten items left by you in our 80+ condos ;)

- No third party bookings unless agreed to by Bluewater Realty Miami LLC. Just let us know prior to booking if you're booking on behalf of others.

- Though we do not personally judge smokers, there is no smoking of any kind permitted in our property. There is just no nice way to state this .. so here is the reality, if smoking is detected, you will face eviction and forfeit deposit. Smoking is only permitted if it's legal! and on the balcony with all doors tightly closed.

- Bluewater Realty Miami LLC will not be held liable for any building amenities being closed during your stay. This is totally out of our control, we will not give refunds for this situation, should it arise during your stay.

- Absolutely no pets are permitted. We are unable to amend this rule. We absolutely love animals! However, we must follow the building rules on nightly/monthly rentals.

- Must be 21+ to book with us, so please check your ID prior to booking to make sure your 21 or older, not after booking! This alleviates a ton of time cancelling a booking on both ends.

- All guests will receive a hand-scan at check in for access around building. (Through security front desk, access to elevators, in from pool, and in/out of gym). This hand scan will be deleted from system at 11am on check out day.

AFTER BOOKING:

1. Please attach a photo of a driver's license or passport for each adult, including yours (Airbnb does not share yours with us) for building

registration. This is mandatory for us to register everyone properly and please don't cross anything off on ID or you'll need to resend.

-Please make sure to do this as SOON as possible after booking so we can proceed with registering everyone. Don't disappear after booking, or we will be forced to spam you with a ton of messages. We manage 80 condos here at The Grand, so being prompt submitting all your ID's will really help us in helping you to have a great stay.

2. Valet is the only option here at The Grand.

Valet voucher fees:

\$34 daily valet fee. 10 nights or longer stays please inquire.

-Please let us know if you have a car and need the voucher and we will email you an invoice to pay any time prior to arrival day.

3. Also, we will need your email so that we may send you the welcome packet with check in instructions. It's good to know in advance what to do when you arrive (not the day of) so don't forget your email!

These 3 simple requests are all we ask, the sooner we receive this the sooner you can start planning all the fun things to do while your in Miami!

Please make sure you took a long .. long .. long .. moment to look over these. They are important and will affect your stay if you "didn't read them". These are located not only here but also on the house rules section and reiterated after booking so you can't say we didn't try

28+ day stays (Monthly bookings only)

- \$50 per adult background check/approval Mgmt fee (invoice sent to pay online after booking)

- 24/48 hours business day approval process

- Emails for each adult

- Drivers license for US citizens, Passport for international guests

- Each adult will receive via DocuSign the building addendum and background check form to fill out which will require a social security number for US citizens.

- No prior arrests

-\$320 monthly self parking space

Thank you,
Rachel and Mia
Bluewater Realty Miami