

# Hudgins

Real Estate **O** The Resort People



## Virginia Beach Summer Vacation

### Vacation With Us!

Sun & Fun awaits you on the sandy shores of Virginia Beach. It's climate, convenient location, dedication to tourism, and many entertainment attractions make Virginia Beach the ideal vacation spot for you and your family. Come and enjoy deep sea fishing, parasailing, and jet skiing. Discover the world of the sea at the Virginia Marine Science Museum; play all day at The Ocean Breeze Festival Park; and enjoy top name entertainment at the new Virginia Beach Amphitheater. Colonial Williamsburg, The Pottery Factory, and Bush Gardens are within 1 hour of the resort area.

We look forward to assisting you in the selection of your vacation home. For availability and more information, call our toll-free number (US & Canada) 1-800-553-7089. You may also visit our website at [www.hudginsrealestatevb.com](http://www.hudginsrealestatevb.com) or email us at [hudgins@cavtel.net](mailto:hudgins@cavtel.net)

### FOR YOUR INFORMATION

Cottages Are Rented Saturday – Saturday No Exceptions.

**RESERVATIONS:** Will be Confirmed With a 50% Deposit Of All Monies Due Within Fourteen (14) days of the lease being written and mailed to the tenant. Balance (Final 50%) is due in full (30) thirty days prior to your arrival. WE DO NOT SEND BALANCE DUE REMINDERS – PLEASE MARK THE DUE DATES ON YOUR CALENDAR. SORRY WE DO NOT ACCEPT CREDIT CARDS. Should you have a particular need, i.e. handicap facilities/special needs/special parking arrangement, please advise us upon booking so we may better accommodate you..

**CANCELLATION:** Once the reservation has been confirmed, if you have to cancel for any reason, we will make every effort to re-rent that week for you. If the property is successfully re-rented the deposit will be refunded minus a \$50 cancellation fee and \$45 administration fee. If we are unable to re-rent the same week for the same terms/condition, then we cannot refund your deposit and you are responsible for the full rental. Transfers to other cottages are treated as cancellations.

**CHECK-IN:** Check in time is from 2:00 pm – 4:00 pm. If YOU ARRIVE EARLY YOU MAY NOT GO TO THE PREMISES NOR MAY YOU PARK YOUR VEHICLES AT THE PROPERTY AND GO TO THE BEACH. You will be notified where to pick up your keys. Two (2) sets of keys will be given to Tenants. If additional keys are needed, You must let Hudgins know prior to your arrival and there will be a \$10 Per Set Charge.

**CHECK-OUT:** Check out time is PROMPTLY AT 10:00 am. KEYS MAY NOT BE LEFT IN THE COTTAGE/UNIT. NO vehicles may be left on the premises after 10:00 am for any reason – those Vehicles WILL BE TOWED AT THE TENANTS EXPENSE. The Cottage must be left in a clean and orderly condition - "As You Found It." If ANY Furniture has been moved and not put back in the original position there will be a \$10 per item charge to the tenant. The tenant is expected to fully empty refrigerator(s), wash & put away all dishes (including the dishwasher) take out ALL TRASH TO PROPER CONTAINER. BLUE CAN IS RECYCLE ONLY – PUTTING REGULAR TRASH INTO THIS CONTAINER WILL RESULT IN A CHARGE OF \$75 TO THE TENANT AS THE CITY WILL NOT PICK UP THE RECYCLE CAN WITH HOUSEHOLD TRASH. Prompt departure is necessary to prevent delay for the Guest checking in after you. Failure to vacate on time will result in a charge to the tenant of \$50/Per Ten Minutes After 10:00 am. This will automatically be taken out of your security deposit. PLEASE DO NOT CALL THE OFFICE FOR A DELAYED DEPARTURE.

**SECURITY DEPOSIT:** Security Deposits are a part of the rental and will be refunded by mail, less any incurred charges for damage to property, furnishings/equipment or special cleaning within forty five days (45) from your departure date. If any amount is to be deducted from the security deposit, the agent will prepare and forward an itemized list of applicable charges.

**NUMBER OF TENANTS:** Our Owners INSIST on a maximum of occupants which may NOT BE EXCEEDED or Tenants will be charged accordingly AND/OR will be asked to vacate. WE RENT TO FAMILY GROUPS ONLY. SHOULD A "HOUSE PARTY" OCCUR, HUDGINS REAL ESTATE AND THE OWNER RESERVE THE RIGHT TO TERMINATE THE LEASE IMMEDIATELY WITHOUT ISSUING ANY REFUND TO THE TENANT. IF THERE IS A PARTY AND/OR UNDER AGE DRINKING ON PREMISES THE VIRGINIA BEACH POLICE WILL BE CALLED IMMEDIATELY.

NO PETS ARE ALLOWED UNLESS INDICATED OTHERWISE

**TELEPHONES:** Are in most cottages with restricted service. Tenants must have their own method of calling long distance. If your unit should not have a phone, Hudgins will deliver EMERGENCY calls to the cottage during business hours only.

**LOCKED CLOSETS:** These are for the owners personal items and are not a part of your rental.

**ITEMS LEFT IN UNIT:** We are not responsible for items that are missing or unable to be found. Please check your cottage thoroughly prior to your Check-Out.

**REPAIRS/MAINTENANCE:** Performance of appliance and air conditioners are not guaranteed. Thereby, Refunds will not be given for their failure or any subsequent damage or hardship that may be incurred. However, repairs will be made as quickly as possible after we are notified. We provide a 24-hour answering service after regular office hours and on weekends for EMERGENCIES ONLY.

**OTHER:** We do not recommend the use of sleeper sofa beds for adults as they may be uncomfortable. If you choose to use them, no refund of any kind will be forthcoming. Cottages are completely furnished EXCEPT FOR LINENS (SHEETS /PILLOWCASES AND TOWELS). There are several companies locally that rent/deliver/pickup up linens for your convenience. Ask your Agent for that information when you book your reservation. **Please bring blankets, sheets, pillowcases, towels, wash cloths, dish towels, cleaning and all paper products.** The condition of any cottage varies according to the Age/Care by the individual owner. No Refunds or Transfers to other Properties are allowed.

**LOCK OUTS:** There will be a \$25 Charge for any lock out regardless of the time or reason.

**COTTAGE CONDITION:** Tenants are asked to inspect their cottages immediately Upon Check-In, and call Hudgins Real Estate Immediately if there are any issues. Hudgins Real Estate is employed by and represents the Owners of the Rental Properties. We will do our best to assist you in the selection of your vacation accommodation that best suits your needs and requirements.

#### **RESORT STRIP**

On the Boardwalk

#### **OCEANFRONT**

On the Ocean (May or May not have any Ocean View)

#### **OCEANSIDE**

East of Atlantic Avenue (Between Atlantic Avenue & the Beach Access)











#### **LANDSIDE**

West of Atlantic Avenue (Crossing Atlantic Avenue)

For More Information, Please Call 1-800-553-7089 or 757-428-0046  
E-mail: [hudgins@cavtel.net](mailto:hudgins@cavtel.net)

## HUDGINS REAL ESTATE

### 2009 VIRGINIA BEACH SUMMER VACATION RENTALS

	Address	Bedrooms	Baths	Pets	Smoking	Pool	Type	Deposit	Price	Location
	702 Oceanfront Avenue	3	2	No	No	No	2 unit condo	\$500	\$2000 Week	Oceanfront - North End
	8707 Atlantic Avenue	5	4	No	No	No	House	\$350	\$2100 Week	Oceanside - North End
	5707 Oceanfront Avenue	4	3.5	No	No	No	2 unit condo	\$500	\$2700 Week	Oceanside - North End
	115 75th Street - West Side	2	2	No	No	No	Duplex	\$350	\$1100 Week	Oceanside - North End
	115 67th Street Rear Unit	4	2 Full 2 Half	No	No	No	2 unit condo	\$350	\$2000 Week	Oceanside - North End
	110 B 61st Street	3	2.5	No	No	No	Duplex	\$350	\$1500 Week	Oceanside - North End
	110 A 61st Street	3	2.5	No	No	No	Duplex	\$350	\$1500 Week	Oceanside - North End
	108 75th Street, Up	3	1	No	No	No	Duplex	\$200	\$1200 Week	Oceanside - North End
	108 75th Street, Down	2	1	No	No	No	Duplex	\$200	\$1000 Week	Oceanside - North End
	108 47th Street	4	2	No	No	No	House	\$350	\$1900 Week	Oceanside - North End



Address	Bedrooms	Baths	Pets	Smoking	Pool	Type	Deposit	Price	Location
107 A 52nd Street	4	3.5	No	No	No	2 unit condo	\$350	\$2500 Week	Oceanside - North End



107 42nd Street	4	3.5	No	No	No	House	\$500	\$3000 Week	Oceanside - North End
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224 Cavalier Drive	1	1	No	No	No	2 unit condo	\$300	\$550 Week	Landside - North End
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209 N. 89th Street	2	1	No	No	No	House	\$250	\$850 Week	Landside - North End
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207 57th Street- B	2	2	Yes. With Owner's Approval	No	No	Duplex	\$250	\$1000 Week	Landside - North End
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207 57th Street- A	2	2	Yes. With Owner's Approval	No	No	Duplex	\$250	\$1000 Week	Landside - North End
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205 57th Street - B	2	2	Yes. With Owner's Approval	No	No	Duplex	\$250	\$1000 Week	Landside - North End
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205 57th Street - A	2	2	Yes. With Owner's Approval	No	No	Duplex	\$250	\$1000 Week	Landside - North End
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Oceans II #205 - 4005 Atlantic Ave.	Eff	1	No	No	Yes	Condo	\$250	\$1100 Week	Oceanfront - Boardwalk
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Kamala Condo 2113 Atlantic Avenue # 303	2	2.5	No	No	No	Condo	\$350	\$1600 Week	Oceanfront - Boardwalk
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## HUDGINS REAL ESTATE

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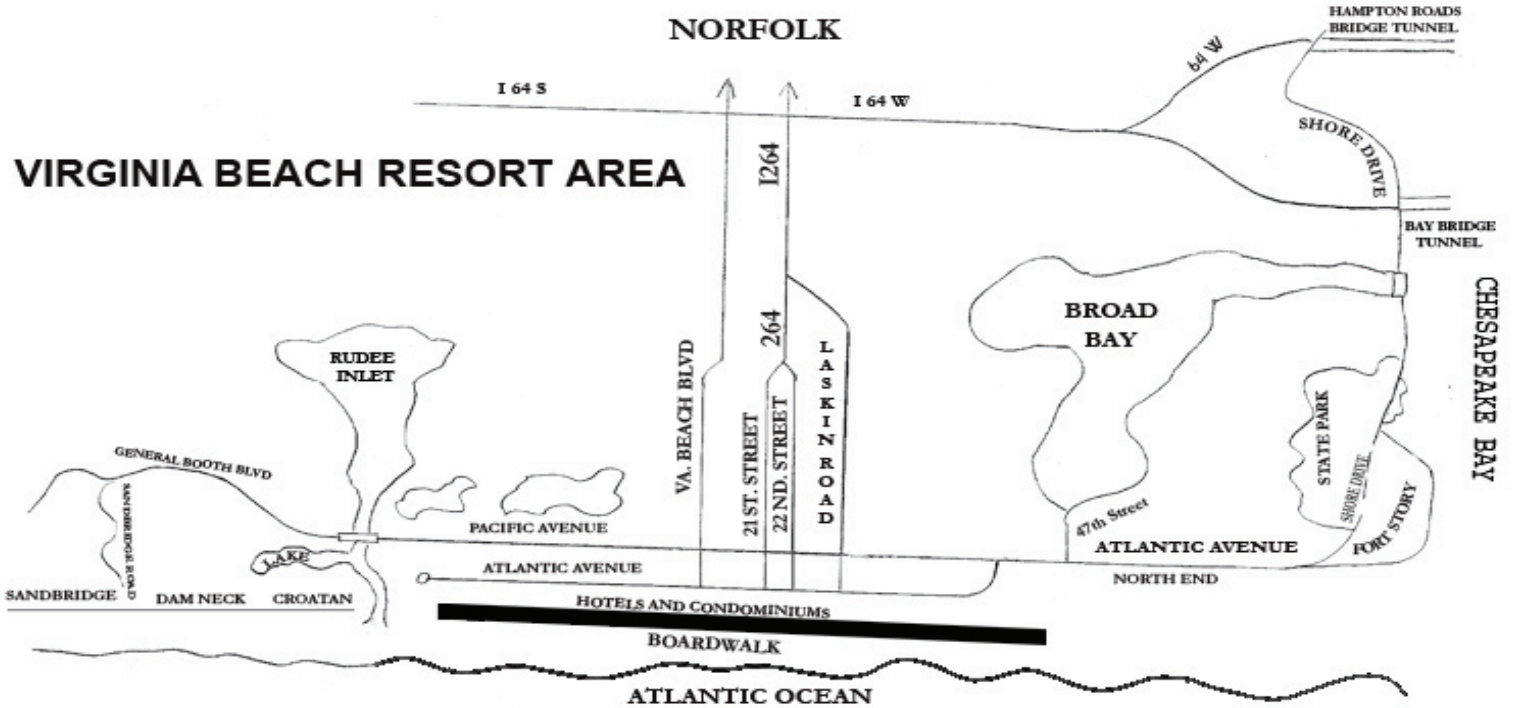
	Address	Bedrooms	Baths	Pets	Smoking	Pool	Type	Deposit	Price	Location
	Edgewater Condominiums 36th & Atlantic Avenue #402	2	2	No	No	Yes	Condo	\$350	May 23 - June 13 \$1300 Week, June 13 - 20 \$1600 Week June 20 - Aug 22 \$1950 Week Aug 22- Sept 5 \$1600 Week, Sept 5 -19 \$1400 Week	Oceanfront - Boardwalk
	Edgewater Condominiums 36th & Atlantic Avenue #1001	2	2	No	No	Yes	Condo	\$350	May 23 - June 13 \$1300 Week, June 13 - 20 \$1600 Week June 20 - Aug 22 \$1950 Week Aug 22- Sept 5 \$1600 Week, Sept 5 -19 \$1400 Week	Oceanfront - Boardwalk
	907 Pacific Place	EFF	1	No	No	No	Condo	\$350	\$550 Week	Landside - Boardwalk Area
	440 21st Street	3 + Loft + 2nd L.Rm	3	No	No	No	Complex	\$500	\$2700 Week June 23- September 5	Landside - Boardwalk Area
	401 21st Street Unit #7	2	1.5	No	No	No	Condo	\$350	\$1100 Week	Landside - Boardwalk Area
	401 21st Street Unit #3	1	1	No	No	No	Condo	\$350	\$900 Week	Landside - Boardwalk Area
	710 South Atlantic Avenue	4	3.5	No	No	No	House	\$500	\$4250 Week	Oceanfront - Croatan
	704 South Atlantic Avenue	5	5.5	No	No	No	House	\$500	\$5000 Week	Oceanfront - Croatan
	550 South Atlantic Avenue	4	3.5	No	No	No	House	\$500	\$4250 Week	Oceanfront - Croatan

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	Address	Bedrooms	Baths	Pets	Smoking	Pool	Type	Deposit	Price	Location
	502 South Atlantic Ave	4	3.5	No	No	Yes	House	\$750	\$7400 Week	Oceanfront - Croatan
	602 Vanderbilt Avenue	6	5	No	No	Yes	House	\$500	5/30 - 6/12 \$3500 6/13 - 8/14 \$4200 8/15 - 9/4 \$3500	Landside - Croatan
	513 South Atlantic Ave	4	3.5	No	No	No	House	\$500	\$3000 Week	Landside - Croatan
	402 Maryland Court	3	2	No	No	No	2 unit condo	\$350	\$1600 Week	Landside - Croatan
	2612 A Ocean Shore Avenue	3	2	No	No	No	Duplex	\$350	\$1500 Week	Chesapeake Bay - Bay Front



For information on specific properties please call 1-800-553-7089 or 757-428-0046  
 Vacation Rentals are from Saturday to Saturday. No Exceptions  
 All Vacation Rentals are subject to 13% Tax + \$1 a day and \$45 Administration Fee

The descriptions, prices and other amenities listed are subject to change without prior notice. Omissions, additions or errors shall not be the responsibilities of the Agent, Owner, or Printer

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