

Crystal Coast Vacations...

General Information

Come to the beach and enjoy the ocean breeze! No Security Deposit or Reservation Fee!

Early Booking Discount Info - 10% Early Booking Discount for rentals booked and paid by April 1, 2009 for the weeks between April 18/19 through May 16,17, 2009. Participating properties will be noted accordingly in this brochure and online at www.bluewatergmac.com



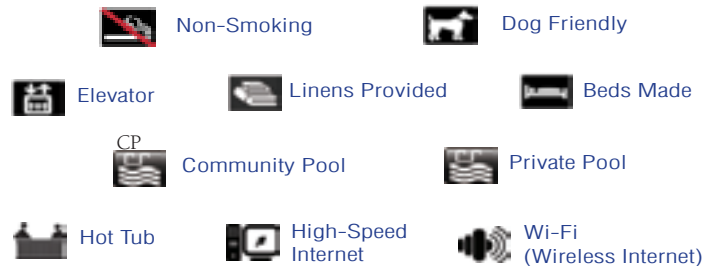
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2008 - 2009 Seasonal Dates

January 3/4 - April 4/5
April 4/5 - May 16/17
May 16/17 - June 13/14
June 13/14 - August 15/16
August 15/16 - September 12/13
September 12/13 - January 2/3

The dates are approximate seasonal dates. Some cottage and condo owners have established their own seasons. Exact dates are listed under each property.

Icon Key



Vacation Rental Insurance

Bluewater GMAC has partnered with CSA Travel Protection to provide you with this important insurance. We highly recommend that you purchase the protection to safeguard against the unexpected. How many of us could afford to lose the non-refundable part of our trip if something unexpected happened? Your vacation investment is protected when you buy CSA Vacation Rental Insurance that covers you for trip cancellation, delay and interruption. We all want the trip we've planned to be the vacation of our dreams. No one wants that dream to turn into a nightmare, but unexpected events can happen! Troubles can occur when you least anticipate them. Illness..medical emergencies..delayed flights..hurricanes and other severe weather could occur forcing you to cancel or interrupt your trip, lose your vacation investment and incur unplanned expenses. For more information visit www.vacationrentalinsurance.com. Coverage questions? Call (866) 999-4018.

Driving Directions

To Fly: Jacksonville (OAJ) & New Bern (EWN) (approx. 1 hour away) and Raleigh (RDU) (approx. 3 hours away).

To Drive:

Entering North Carolina from Northern States:

Option 1: Travel South on Interstate 95 & from the Virginia State Line travel 59 miles to Wilson, NC. Take Exit 119A/ Highway 264 East & travel 11 miles on Highway 264 East to Exit 49/Highway 58 South. At Snow Hill take a right on Highway 258 South to Highway 70 East in Kinston. Take a left on Highway 70 East to Highway 58 South in Kinston. Take a right on Highway 58 South directly to Emerald Isle.

Option 2: From the Virginia State Line travel South on Interstate 95 approx. 81 miles. At Smithfield, Exit 97, turn onto Highway 70 East to Kinston. Take a right on Highway 58 South in Kinston. Take Highway 58 directly to Emerald Isle.

Entering North Carolina from Southern States:

Option 1: Travel North on Interstate 95 approx. 60 miles. Take Exit 52 at Vader, NC turn onto Highway 24 East. Take Highway 24 East through Swansboro to Highway 58. Turn right and head directly to Emerald Isle.

Option 2: Travel approx. 90 miles North on Highway 17 to Jacksonville, NC and head towards Highway 24 East that intersects with 17 North in Jacksonville. Turn right on Highway 24 East towards Swansboro to Highway 58. Turn right and go directly to Emerald Isle.

Coming to Emerald Isle from Western Locations:

Follow Interstate 40 East & Exit at Magnolia, NC Exit 373. Take Route 903 North to Highway 24 East. Follow Highway 24 East through Swansboro to Highway 58. Turn right and go directly to Emerald Isle.

On Emerald Isle:

Once you go over the Emerald Isle Bridge, go to the third stop light, and turn right onto Mangrove Drive. Our office is on the left just before the stop sign.

WEBSITE INFORMATION



VACATION MADE EASY

Bluewater GMAC has made creating the perfect vacation as simple as a click of your mouse. Search our vacation properties and book your entire vacation online. In an effort to better serve our guests, we created GuestWeb and My Custom Vacation Brochure. Just two features that make planning your vacation easier.

GUESTWEB

In our continuing effort to make booking online and maintaining your vacation reservation as simple and easy as possible, you may now manage your reservation account completely on-line with our GuestWeb section.

We custom designed GuestWeb to offer you the latest in technology and convenience. With GuestWeb, you can do the following:

- Print your Rental Contract
- E-Sign your Rental Contract
- Make your payments via Credit Card
- Send and receive messages with Bluewater GMAC rental staff

A screenshot of the GuestWeb interface. It features three main sections: "e-Sign Your Rental Agreement" with a padlock icon and a link to "Click Here to e-Sign Your Rental Agreement Now"; "Make a Payment" with a dollar sign icon and a link to "Click Here to Contact Us"; and "Contact Us..." with a document icon and a link to "Click Here to Contact Us". Each section includes a brief description of the service and a warning about the security of email communication.



MY CUSTOM VACATION BROCHURE (UNDER FAVORITES)

Now, you can create your own "My Custom Vacation Brochure". As you browse through our vacation properties, simply add listings to "My Favorites" by selecting the link. Once you have added those listings, select Favorites. From there, you can print your own "My Custom Vacation Brochure". This brochure will only include those properties that you chose. Or, email those chosen properties to friends and family for their review. Either way, this is your own "My Custom Vacation Brochure" created by you and for you.

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RENTAL INFORMATION

Office Hours: Bluewater rental office hours are 8:30 A.M. – 5:00 P.M. seven days a week in the off-season and 8:30 A.M. – 6:00 P.M. seven days a week in the in-season. Our toll free number is (866) 921-3635. Our reservation staff is familiar with each cottage and condo and would be happy to answer any questions that you might have.

Reservations: Reservations for your Crystal Coast vacation can be made in person, by phone, or online. A complete Vacation Rental Agreement (“Agreement”) will be forwarded to you with specific terms & conditions by fax or e-mail. This Agreement will include all possible charges; however, you may elect to decline any “optional” charges by initialing where appropriate on the Agreement. If you agree to the terms of this Agreement, we require the initial payment be made at the time you make a reservation. The Initial Payment includes ½ of the rent and the Travel Insurance premium (if purchased). We accept Visa, MasterCard or American Express. If your Check-In date is less than 45 days away, full payment is required. If your Check-In date is more than 45 days from the date you make the reservation, only an initial payment is due at that time. The remainder is then due 45 days prior to your arrival date. For customers who do not have access to fax or e-mail, the Agreement will be sent via US Mail to be signed and returned within 7 days; however, your payment is still required at the time you book the reservation. After receipt of your initial payment and signed Agreement, we will send you a confirmation receipt. No further reminder will be mailed. NOTE: For reservations made online, acceptance of Travel Insurance is required. To waive the travel insurance, please call us at (866) 921-3635.

Final Payments for Reservations: Your “balance due” and “due date” will be included on your receipt confirmation. All reservations must be paid in full within 45 days prior to your arrival date. Final Payment will include the remaining rent balance, any rental items (i.e. linens and beach gear), and taxes. Bluewater GMAC Real Estate will place your reservation payments in an

interest bearing trust account at First Citizens Bank, Swansboro, NC, with any such interest earned by the Agent. The Tenant agrees to the advance disbursement of rents to the Owner prior to occupancy not to exceed (50%) (fifty percent) of the total rent and disbursement of fees to Agent to pay for goods, services, or benefits secured for the Tenant prior to occupancy.

Partial Week or Additional Day Rentals: Some vacation homes are available to rent for less than a full week. Full week rentals have first priority. Partial weeks (2- or 3-night minimums) or additional day rentals cannot be made more than seven days in advance during the summer season. The nightly rate for partial week rentals is calculated by dividing the weekly rate by 4. Therefore, if you stay for 4 or more days, the cost will be the normal weekly rate. Travel Insurance rates are the same for partial week rentals. Partial week rentals must be made by phone. Please call us at (866) 921-3635 to inquire about a partial week stay.

Traveler Protection Insurance: CSA Travel Protection Insurance is offered to every guest and is automatically included when you make your reservation. If you decide to decline this coverage, please initial as appropriate on your Vacation Rental Agreement. If you decline the Travel Protection Insurance, Bluewater is under no obligation to refund monies in the event of cancellations (including hurricane evacuations) unless we are able to re-rent the property per the cancellation policy. Should you decide to purchase this coverage, you must pay the premium with your initial payment. If you initially decline this insurance, it may still be purchased prior to making the first payment. This insurance coverage not only protects your vacation investment against hurricanes which have not already been named, but also covers other unforeseen circumstances that could cause cancellation of your trip and forfeiture of payments. It even covers some circumstances that might affect other members of your group who would be vacationing with you. If you have any questions regarding specific coverage, please call CSA

Travel Protection at (866) 999-4018 and refer to plan code 330CSA.

Cancellation: Should you have to cancel your reservation for any reason, please notify us immediately in writing (via fax, US Mail, or e-mail to accounting@bluewatergmac.com). If the property is re-rented for the specified period, monies will be refunded less a \$125.00 cancellation fee, any discount required to re-rent the property, and the Travel Insurance premium. Agent reserves the right to automatically cancel your reservation if your payment is not received in full 45 days prior to your arrival date. Failure to cancel in writing may result in the final payment being charged to your credit card.

Damage to the Property: We have learned that our vacationers do not travel hundreds of miles to damage a home. At the same time, experience also tells us accidents can and will happen.

Bluewater does not require a separate security deposit or security deposit waiver fee in addition to the rent. You will not be required to pay for accidental damage to the home or the personal property of the owner contained within the premises; within limits.

Exclusions specifically limit the tenant's obligations and do not cover or release the tenant from liability for damage due to the following:

- Intentional, willful, reckless, or malicious acts of the tenant or others on the premises during the tenancy
- Damage by pets
- Theft from the premises of either the owner's or property belonging to the tenant
- Gross negligence of tenant or intentional misuse of furnishings, appliances, equipment, or other amenities provided within the home

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- Damage caused while under the influence of drugs or alcohol
- Damages to real property resulting from operation of any motorized vehicle by a tenant
- Damages related to smoking in "NON- SMOKING" homes
- Tenancies of 30 days or less

These items shall extend to all members of the tenant's party and guests of the tenant. All damages must be reported to Bluewater before check-out. Damage assistance is not available for non-family or large groups such as weddings, reunions, corporate retreats, etc.

We do request that you respect the property of others and follow move out procedures so the next guest can enjoy the same experience. Additional charges may apply if move out procedures are not followed.

Linens and Rental Equipment: Bluewater homeowners do not provide bed linens and towels unless otherwise specified. The Bluewater GMAC rental department can provide linens and towels and can have all your beds made prior to your arrival! Prices for this service vary with the number of bedrooms in your cottage or condo. We also rent beach chairs, umbrellas, port-a-cribs, roll-away beds, etc. Please refer to our brochure or check out our website.

Check-In / Check-Out Procedures:

Emerald Isle Office: Check-in time is from 3:00 P.M. to 5:00 P.M. off-season and from 3:00 P.M. to 6:00 P.M. in-season at the Bluewater GMAC rental office located at 200 Mangrove Drive. You may contact this office at (866) 921-3635.

Atlantic Beach Office: Check-in time is from 3:00 P.M. to 5:00 P.M. off-season and from 3:00 P.M. to 6:00 P.M. in-season at the Bluewater GMAC rental office located at 311 Atlantic Beach Causeway Road. You may contact this office at (866) 467-3105.

Check-out is no later than 10:00 A.M. Key packages are to be returned to

the same location where they were picked up. We also have a drop slot in the front window for early check-outs. Please note that Agent will not let you into a home that is not ready. Tenant shall not be at the rental property prior to Check-in. No occupancy of the property, including driveways, pools, or outside showers will be allowed prior to Check-in or after Check-out.

Cleaning: Upon arrival to your rental home, please notify us immediately if you are not satisfied with the cleanliness. We will send a Bluewater house-keeping person to address the cleaning deficit. If Bluewater has not heard to the contrary within one hour of check-in, we assume that you have found your rental home in acceptable condition. No discounts will be given for lack of cleanliness, as we will remedy the deficit.

Selection and Standards of Rental Homes: All vacation homes rented by Bluewater are furnished and decorated by the individual homeowner according to his/her personal taste. Since the majority of our homes are rented sight unseen, you should do all you can to communicate your expectations and needs prior to your arrival. All of our rental homes have complete interior and exterior photos available online for your inspection. Simply go to a specific rental home's page and click on "View All Rental Photos" to view the entire home. If you need further information about any specific home or condo, please contact us at (866) 921-3635. We will do our best to assist you.

Don't Forget to Bring...

All cottages provide the following for at least the maximum occupancy the home allows: Pillows, Mattress Pads, Bedspreads, a Vacuum Cleaner, a Plunger, a Mop, a Broom and a Dust Pan.

You need to supply the following:

- Bed Linens, Bath & Kitchen Towels (unless Linen Service is provided);
- Beach Towels;
- Special Cooking Items ;

- Cameras and Film;
- Baby Equipment (if not specified in the property description);
- Food and Condiments;
- Flashlights, Radios and Batteries;
- Personal Toiletries;
- Cleaning Supplies;
- Paper Products (Toilet Paper, Paper Towels, etc.);
- Beach and Fishing Equipment;
- Alarm Clock (If needed on vacation!);
- Suntan Lotions containing NO henna dye, etc.; and
- Cash or Traveler's checks (Personal Checks and Credit Cards may not be accepted at some establishments).

All kitchens are adequately stocked for everyday meal preparation. You can expect to find the following items for at least the maximum occupancy: Coffee Maker, Toaster, Dishes, Glasses, Coffee Mugs, Flatware, Dishes, Pots and Pans and Cooking Utensils. Some cottages provide extra kitchen equipment, but others do not. Extra kitchen items are provided according to the individual homeowner's preference, not according to the size, location, or price of the cottage. If you are planning special meal preparations you should bring with you such items as: a Blender, a Food Processor, Extra Large or Specialty Pots or Pans, Chef's Knives, Specialty Cooking Utensils, etc.

Pets: Most homeowners do not allow pets anywhere on their property, including on the deck or in the yard. If the homeowner of the property you have rented does allow dogs, it will be stated within the property description and a specified fee will be charged. Please note that "pets" is limited to "dogs only" and, in most cases, no more than 2 dogs are permitted. Cats are never allowed in any property at any time. If you do not notify Agent of a dog on the premises and do not pay the specified fee for each dog, Agent reserves the right to charge your credit card the applicable fee and eviction without refund may apply.

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Additionally, any guest bringing a pet into a "No Pet" property will be evicted without refund. Town leash laws are applicable.

Maintenance: Specific issues are posted on the refrigerator to address things specific to your vacation home.

All efforts will be made to expedite repair, but no refunds will be made for mechanical failures of appliances, electronics or interruption and/or loss of utilities (including Cable TV). Please report any inoperative and/or missing equipment to our maintenance department.

For routine maintenance problems during business hours, please call (866) 766-2266 between 8:30 A.M. – 5:00 P.M. in the off-season and 8:30 A.M. – 6:00 P.M. in the in-season. For emergencies only after hours, call (252) 354-2323 and follow the prompts. Remember, Bluewater-authorized repairmen have the legal right to enter your rental home as required to accomplish needed repairs.

Mail, Messages and Internet: If you are receiving mail, Fed Ex, or UPS during your vacation, you should have it sent to Bluewater GMAC Real Estate, 200 Mangrove Drive, Emerald Isle, NC 28594. Please make sure to tell the sender to put the name of your rental home on the address label. Do not have anything sent to your rental home or condo, as there are no mailboxes available.

Remember to provide the phone number of your vacation home, as well as the phone number for Bluewater GMAC Real Estate, to family or friends. You will find the phone number of your rental home on your Vacation Rental Agreement.

There is a long distance phone block on all rental home phones; therefore, it is necessary to use a credit card or phone card when calling long distance. Local calls are free. If you intend to use the house phone for Internet access, you will probably have go through our local Internet service to acquire access. Our area does not

have local numbers for such Internet providers as AOL, CompuServe, etc., and the long distance blocks will generally prevent access without a local provider. We offer this Internet service to our renters for \$25.00 for the first week, and \$5.00 for any subsequent week rentals. You can sign up to receive a Username and Password for this service at the Bluewater Rental Office.

Tenant Configuration: BLUEWATER RENTS TO FAMILIES ONLY UNLESS THE HOMEOWNER HAS GIVEN SPECIFIC EXCEPTION. Should the configuration change or a house party ensue, all tenants will be subject to the expedited eviction procedures set forth in Article 4 of the North Carolina Vacation Rental Act. A house party is defined as occupancy by more than the stated allowable tenants and unruly or other objectionable behavior carried on inside the vacation property or on the premises. Two (2) persons per bedroom, as advertised, is maximum occupancy.

Check-Out Procedures: Check-out at the Bluewater Rental office is at 10:00 A.M. During the off-season we may be able to offer a late Check-out if there are no incoming guests, but no exceptions are permitted during the in-season! Please understand that it is difficult, at best, to prepare our cottages between 10:00 A.M. and 3:00 P.M. for the next guests. Your assistance in promptly leaving the cottage by 10:00 A.M. and completing our Check-out Departure Duties is required. A drive-thru Check-out service is available during the summer months. We require the return of all keys and, in the case of condos, the return of all gate cards, pool, and parking passes. Please note that you will be charged for each item you do not return to Bluewater GMAC prior to your departure.

If you need to get an early start home, there is a convenient drop-off slot in the window to the right of the rental office door.

Departure Duties: Charges may apply for not completing the following

items and remember the next guest in may be inconvenienced if you fail to leave the property in proper order.

- Wash all Dishes, Cookware, Utensils, etc.;

- Empty the Dishwasher and return all items to their proper place;

- Remove all food from Refrigerator;

- Return all Furniture to original location;

- Put all Trash in plastic bags and place in outside Trash Container;

- Check Closets, Dresser Drawers and under Beds for personal belongings*;

- Turn off all Lights, set Thermostat at 78 in summer and 55 in winter;

- Close and lock all Windows and Doors;

- Return all Keys and Passes to the Bluewater Office and report any Damages or Maintenance Needs.

*We are not responsible for personal items. If you request, items turned in by housekeeping will be returned to you via COD with a \$25.00 processing fee included. Unclaimed items are donated to charity after 30 days.

Next Year's Reservations: Bluewater GMAC Real Estate strives to have you return year after year. Tentative Advance Reservations will be accepted for the following year, but cannot be guaranteed. This year's guests have priority for the same cottage/condo for the same week(s) next year, assuming that the homeowner makes the property available; however, you must book your reservation by the close of business on the first Wednesday of your stay. Please contact our office for further details at (866) 921-3635.

For Sale: Occasionally, a rental property may go on the market for sale. In such case, we reserve the right to show the property to qualified buyers. We will make every effort to schedule the showing at a convenient time and to avoid interrupting your vacation.

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Your cooperation is appreciated. If your rental property is sold within 180 days of your rental departure date, your lease will be enforced. If the property is sold more than 180 days from your departure date and is no longer offered for rent, we will make every effort to accommodate your needs or refund your money.

Disclosure: All money received by Bluewater GMAC Real Estate is placed in an interest bearing account with said interest being paid to the Agent. The Agent may disburse, upon receipt, up to 50% of rent to the homeowner and all fees to the appropriate recipients. The Agent may receive a percentage, commission, or profit from services provided to guests. These services include, but are not limited to, Vacation Traveler's Insurance, telephone toll blockage, guest rental items and guest activity packages.

Disclaimer

All information is presented as an informational piece and no misrepresentation is intended. Every effort has been made to ensure all information contained on the website is accurate. Bluewater GMAC Real Estate shall not be held liable for unintentional errors, omissions, or changes in furnishings or equipment by the homeowner.

Please direct all inquiries regarding vacation rentals to rentals@bluewatergmac.com.

Pool and/or Hot Tub Agreement

POOL: Tenant is responsible for the proper care of swimming pool. Pool use is "At Your Own Risk." It is a parent's or a guardian's responsibility to watch children at all times during pool use. Children must not be left unattended during pool use. No diving into the pool is ever allowed since serious injury, paralysis, or even death, could occur. Damage to the pool, itself, due to tenant misuse, will result in additional charges to the tenant. No dogs allowed in pools of pet friendly properties.

HOT TUB: Tenant is responsible for proper care of Hot Tub. Suggested Hot Tub occupancy listed in Instruction

Manual must not be exceeded. Hot Tub must be covered when not in use to retain heat. Do not sit on hot tub cover or use it for storage. Damage to cover or Hot Tub due to misuse will result in additional charges to the tenant. Please do not set Hot Tub thermostat higher than 104 degrees. Due to high temperatures, Hot Tubs are not suitable for small children or pregnant women. Children under the legal age should not be left unattended. It is not wise to sit in the Hot Tub longer than 15 minutes at a time.

It is imperative that everyone (adults and children) shower before entering the Pool &/or Hot Tub to remove sand and suntan lotion from their feet, hands, and body. The Pool &/or Hot Tub is maintained by Bluewater GMAC Real Estate. An instruction manual is provided for the Hot Tub. Any questions regarding the safe use and operation of the Pool &/or Hot Tub should be referred to Bluewater GMAC Real Estate (866) 766-2266.

Tenant does hereby covenant and agree to defend, indemnify, and hold harmless, both the owners of subject property and their Agent, Bluewater GMAC Real Estate, from, and against, all liability, loss, damage, claims, or actions (including costs and attorney fees) for bodily injury, paralysis, or death and/or property damage, to the extent permissible by law, arising out of, or in connection with, the misuse of Pool &/or Hot Tub.

Golf Cart Privilege Disclaimer: I, and my guests, acknowledge that the use of the Golf Cart is "At Our Own Risk." By entering into a rental contract, we agree to relieve and hold harmless Bluewater GMAC Real Estate and the Homeowners of subject property for any and all debts which might occur from accidents involving the golf cart. Bluewater GMAC Real Estate and the Homeowners of subject property are not liable for any damages or bodily harm incurred with guests' use of golf cart. We understand that there is no insurance of any type on this Golf Cart. We also agree to pay for any damages done to the Golf Cart, itself.

Golf Cart MUST: stay in the subdivision where the rental property is located, be driven by persons 16-years or older with a valid Driver's License, and stay on paved areas only. Golf Cart Driver must abide by all Stop and Speed Limit signs.

Reckless driving will result in the revocation of Golf Cart privileges for all rental guests for the entire rental period.

Deck Addendum Terms

The decks are provided for your convenience and enjoyment. The tenant is responsible for insuring that all guests maintain a proper and safety-conscious demeanor while on the decks. The tenant acknowledges that small children shall not be left unattended while on the decks. There should be no running, jumping, or throwing items from any level of the decks. There should be no sitting, standing, hanging, or walking on the railings. Damage to the decks due to tenant misuse will result in additional charges to the tenant.

Tenant does hereby covenant and agree to defend, indemnify, and hold harmless, both the owners of subject property and their Agent, Bluewater GMAC Real Estate, from, and against, all liability, loss, damage, claims, or actions (including costs and attorney fees) for bodily injury, paralysis, or death and/or property damage, to the extent permissible by law, arising out of, or in connection with, the misuse of Decks.

Elevators: Tenant shall ensure use in a safe manner at all times and that juvenile use is supervised by an adult. Unsupervised or unsafe operation may result in immediate eviction. Tenant does hereby covenant and agree to defend, indemnify, and hold harmless, both the owners of subject property and their Agent, Bluewater GMAC Real Estate, from, and against, all liability, loss, damage, claims, or actions (including costs and attorney fees) for bodily injury, paralysis, or death and/or property damage, to the extent permissible by law, arising out of, or in connection with, the misuse of elevators.