

**2012 VACATION RENTALS
OCEAN ISLE BEACH, NC**



Williamson Realty, Inc.

1.800.727.9222 • WWW.WILLIAMSONREALTY.COM



OCEAN ISLE BEACH



As you drive over the Intracoastal Waterway in southern Brunswick County you'll discover a coastal community that offers a real family vacation experience. Ocean Isle Beach is seven miles of white sandy beach, blue water as well as majestic sunrises and sunsets.

There is no better way to experience the serenity of our beach paradise than to stay in one of our individually owned vacation rental cottages, your home away from home. Whether it's oceanfront, second row, mid-island or located on a canal, Williamson Realty is sure to have the beach cottage or condo to accommodate a large family reunion, a fun-filled family vacation or a quick getaway for just the two of you. Swim, fish, surf or golf, we have it all. Charter a boat, take surfing lessons or play a round or two of golf in one of more than 30 public courses in the surrounding area. Sample the fresh local seafood from one of our many restaurants overlooking the ocean or Intracoastal Waterway. Stop by the Museum of Coastal Carolina, North Carolina's only natural history museum on a barrier island, located next to the playground and a block from the beach and pier. If shopping is on your agenda, we have that too. Come experience the beauty of the North Carolina coast year round. Enjoy our musical concerts on a summer evening or plan a trip in the fall and enjoy all the North Carolina Oyster Festival has to offer. It's all right here!

Ocean Isle Beach is truly a place where memories are made and times are treasured.

Map.....4
complete locator map of
Ocean Isle Beach

Mid Island Homes...21
exceptional value with only
a short walk to beach access and
the ocean. East and West cottages

Oceanfront Homes....6
are located directly on the beach
east and west locations. Gentle
waves, awesome views

Canal Homes.....23
Intracoastal Waterway access,
boat docks, fishing, swimming, and
close beach access

Ocean Isle West.....9
the ultimate homes in beach
front and sound front
accommodations

Condominiums.....27
many with pool, tennis courts
and club house. East and West.
Ideal for a fun beach vacation

Island Park Cottages....12
pool access cottages, close beach
access, awesome sunsets. West
end location

Additional Info.....32
on places to visit on your
vacation

Second Row Homes..18
cottages are located directly
across the street from the ocean
with close beach access

Reservation Info.....34

Online Booking...
Available 24 hours a day, 7 days a week.
To book your property online, visit our website at:
www.williamsonrealty.com

Anywhere, Anytime



We are mobile!



- STEP 1** View properties and descriptions
- STEP 2** Select your dates/check availability
- STEP 3** Book your Vacation Rental NOW!!
A deposit by credit card will be required

LET'S GET SOCIAL!



FACEBOOK - Love us? Like us.



TWITTER



Write a review

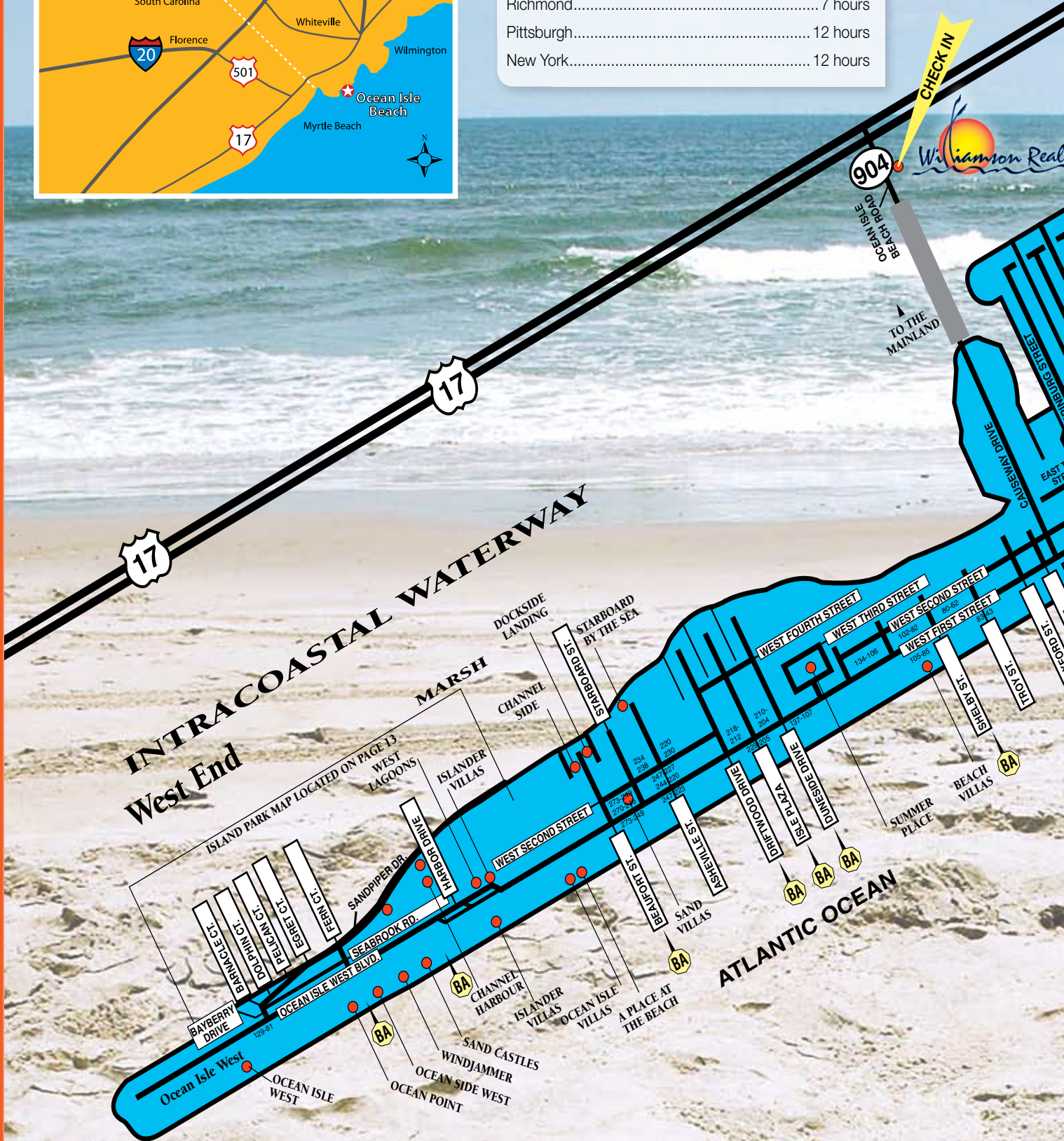


OCEAN ISLE BEACH, NORTH CAROLINA



DRIVING DISTANCES TO OCEAN ISLE BEACH FROM:

Raleigh	3 hours
Charlotte	4 hours
Washington, DC	7 hours
Richmond	7 hours
Pittsburgh	12 hours
New York	12 hours





Ocean Isle Beach is conveniently located 40 miles south of the Historic Port of Wilmington, North Carolina and 25 miles north of world famous Myrtle Beach. Proximity to 2 airports and major interstate highways I-40 and I-95 make Ocean Isle Beach very accessible to year-round visitors.



PLACES TO VISIT ON YOUR VACATION



Coastal Carolina Museum - 21 East Second Street Ocean Isle Beach, NC 28469 - 910.579.1016

Ingram Planetarium - 7625 High Market Street Sunset Beach, NC 28468 - 910.575.0033

Ocean Isle Fishing Center - 65 Causeway Drive Ocean Isle Beach, NC 28469 - 910.575.FISH

Silver Coast Winery - 6680 Barbeque Road Ocean Isle Beach, NC 28469 - 910.287.2800

Southport-Fort Fisher Ferry - Ferry Road Southport, NC 28469 - 910.457.6942

Old Baldy Lighthouse - 1301 Ferry Road Southport, NC 28469 - 910.457.5003

North Carolina Aquarium at Fort Fisher - 900 Loggerhead Road Kure Beach, NC 28449 - 1.866.301.3476

Fort Fisher Civil War Museum - 1610 Ft. Fisher Blvd. South Kure Beach, NC 28449 - 910.458.5538

USS North Carolina Battleship Memorial - #1 Battleship Road Wilmington, NC 28401 - 910.251.5797

There are also 100 Golf Courses within 40 Miles!!

Annual North Carolina Oyster Festival, Ocean Isle Beach • October 20 & 21, 2012



EMERGENCY NUMBERS

**Brunswick County
Emergency 911**

**Police Department
(910) 579-4221**

**Fire Department
(910) 579-2345**

**Brunswick Community Hospital
(910) 755-8121**

**Ocean Isle Family Medicine
(910) 575-5242**

2012 CALENDAR

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE						
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	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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8	9	10	11	12	13	14	5	6	7	8	9	10	11	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
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29	30	31					26	27	28	29			25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30	

2013 CALENDAR

JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE						
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	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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27	28	29	30	31			24	25	26	27	28			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29



Symbols used in the description of our homes

- Non-Smoking Homes - 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
- Internet Access Available - The homeowner offers a form of internet access as part of the rental.
- Pool - Indicates that the rental home includes a private pool for guest.
- Pool - Indicates that the rental unit has a community pool for its guest.
- Hot Tub - Indicates that the rental home includes a hot tub for its guest.
- Elevator - Indicates that the rental includes an elevator.
- No Pets - Indicates that no pets are allowed in rental units

Abbreviations used in the descriptions of our homes

- BL.....Blender
- BR.....Bedroom
- BA.....Bath(s)
- K.....King Bed
- Q.....Queen Bed
- D.....Double Bed
- S.....Single Bed
- BNK.....Bunk Bed(s)
- TR.....Trundle Bed
- A/C.....Air Conditioning
- DW.....Dishwasher
- MW.....Microwave
- O/S.....Outside Shower
- C/H/A.....Central Heat & Air
- CCTV.....Color Cable TV
- W/D.....Washer/Dryer



GENERAL POLICY INFORMATION

The following rules and guidelines are intended for your comfort and safety as well as to protect our property owners. This will be a Vacation Rental Agreement under the North Carolina Vacation Rental Act. The rights and obligations of the parties to this agreement are defined by law and include unique provisions permitting the disbursement of rent prior to tenancy and expedited eviction of tenants. Your signature on the agreement, or payment of money or taking possession of the property after receipt of the agreement, is evidence of your acceptance of the agreement and your intent to use this property for a vacation rental. No subleasing allowed.

ACCOMMODATIONS

STANDARD ITEMS

Most of our homes are equipped with the following items: fully equipped kitchen, washer and dryer, can opener, ice maker or ice trays, coffee maker, toaster, blender, vacuum cleaner, and porch furniture, unless otherwise noted in the description.

WHAT TO BRING

You must furnish your own sheets, pillow cases, blankets, towels, beach chairs, BBQ grills, paper products, soap, etc. Most kitchens are well equipped but you may want to bring your favorite pans.

LOCKED CLOSETS

Most of our homeowners have a locked closet or storage room for their personal items. Please respect these areas as they are not intended for renter's use.

BEACH EQUIPMENT

Town of Ocean Isle Beach prohibits the use of cabanas, canopies, tents or awnings on the beach at any time. All personal items must be removed from the strand at the end of each day. Any personal items left between 7:00 pm and 7:30 am will be removed and disposed of by the town.

BEACH EQUIPMENT RENTALS/ GOLF CARTS

Cribs, high chairs, grills, beach chairs, convenience items and umbrellas are available at BEACHWAY RENTALS AND SERVICES, LLC. To place your order call 910-579-8788 or go online to www.beachwayrentals.com.

CHECK-IN TIME

Check in time begins at 3:00 PM. Our goal is to have all properties ready by 3:00 PM, but occasionally maintenance or special cleaning may delay check in time. If you arrive early, be prepared to wait. Do not go to the rental property before checking in with Williamson Realty.

CHECK-OUT TIME

Check out is 9 a.m. This means that on your day of departure, your unit should be vacated and keys should be returned to our office no later than 9 a.m. Any damage must be reported immediately during your stay and replacement costs must be covered before you leave. Do not leave keys in cottage or condo.

CREDIT CARDS

Credit cards are not accepted for the initial 50 percent payment, but are accepted for any remaining payment. All reservations are automatically canceled if the deposit is not received by the due date. The required deposit is 50 percent of the total rent, travel insurance, accidental damage fee, and reservation fee plus tax.

DISCLOSURE

North Carolina law requires that we must notify you that Williamson Realty is employed by and represents the property owner. However, we will make every effort to assist you in the selection of your rental property to help make this vacation everything you dreamed about and more!

ERRORS

Prices, locations, descriptions in brochure, internet and on agreements may change from time to time without notice. Every effort has been made to assure that the descriptions in this brochure are accurate. However, Williamson Realty cannot be held responsible for changes made by homeowners, nature, or printing errors.

FINAL RENT PAYMENT

To expedite your check-in, full payment of your remaining balance must be made 30 DAYS prior to your arrival. Payment may be made by personal check, cash, debit card, cashier's check, MasterCard, VISA, or Discover. Reservations made within 30 days of your arrival will require full payment by debit or credit card. There will be a \$25 service charge for any returned check, and your reservation will be canceled immediately.

HOUSEKEEPING

Williamson Realty offers a housekeeping service, which is included in your rental charge, however, reasonable cleaning is expected by renters!

RENTERS ARE REQUIRED TO:

- Leave furniture and contents in original location and condition during your stay.
- Replace bedspreads on beds.
- Clean dishes and cookware, remove from dishwasher and place in cabinets.
- Put trash in container and roll to curb or other outside container (Garbage pick-up is Mondays, Thursdays and Saturdays during the summer months.)
- Empty refrigerator of all foods.
- Vacate premises and return keys to Williamson Realty by 9 a.m.

LATE ARRIVALS

Please notify us if you will arrive after 6 p.m. to arrange for late check-in. Keys for late arrivals will be left in a box beside our office door in an envelope with your name and directions to the unit. Please come by our office the next morning to register.

LOCKED OUT

If you are locked out of your rental, you may borrow a key by coming to Williamson Realty during office hours. After hours, you may call the emergency number. A \$20 cash fee is payable immediately to the agent who meets you at our office with the key.

LINEN RENTALS

Linens are available through ANGIE'S LINEN SERVICE at 910-755-7220 or place your order online www.angieslinenservice.com. Bedmaking service available. (Advance reservations are recommended)

LOST & FOUND

Although we cannot be held responsible for items left behind, we do make every effort to locate and return them to you. Contact our office and items found will be sent UPS/COD and a \$25.00 handling fee will be included. Unclaimed items will be donated to local charities after thirty days.

MAIL/MESSAGES

Mail and messages can be received through and picked up at our office. We do not deliver messages, except in the case of an extreme emergency. After-hours and emergency messages should be directed to the Ocean Isle Police Department by calling 910-579-4221 or 911.

MAINTENANCE

All equipment in each home should be in working order. Please report any inoperative equipment to our office promptly! We will make every reasonable effort to have the problem corrected. Representatives of Williamson Realty may enter the premises at any reasonable time to provide maintenance, such as repairs. There will be no reduction of rent for any mechanical failure of air conditioning and/or heating units, dishwashers, washers, dryers, TVs, VCRs, etc. All pools and hot tubs are subject to temporary closing due to extenuating circumstances. No refunds or rent reductions will be given if this occurs.

NON SMOKING UNITS

All of our properties are designated as NON SMOKING. We ask that you limit smoking to outside all our vacation homes & condos. If smoking is discovered, any smoking related cleaning expenses will be charged to renter.





OCCUPANCY

The number of guests occupying a property is limited to the beds stated in this brochure. Sofa sleepers are intended for children's use only, and we do not recommend sofa sleepers for adult use. ALL HOMES ARE LIMITED TO FAMILIES, or adults 24 years of age or older. For more diverse groups, we will be glad to suggest some resorts in the area. Exceeding the specified occupancy constitutes a breach in the lease agreement and will lead to possible termination without refund of rent and possible security deposit charges. These limits are strictly enforced and parking may be limited.

OFFICE HOURS

Our office is open year-round Monday through Saturday from 9 a.m. to 5 p.m. From March 1 through Dec. 1, the office is also open on Sundays from 10 a.m. until 3 p.m. We are closed Thanksgiving Day, Christmas Eve, Christmas Day and New Year's Day.

PETS

Absolutely no pets of any kind are allowed inside or outside the rental unit. In the event that a pet is discovered, a penalty—including an additional \$100 non-refundable charge, immediate removal of the pet and/or eviction of the tenants—will be assessed. For your convenience, the following is a list of kennels in the area:

Companion Animal Hospital 910-754-7282
 Diamond A Kennels 910-575-3141
 Whiskers Inn..... 910-754-5207



PROPERTY SALE/AREA GROWTH

Construction and remodeling occurs all along the coast of North Carolina. We cannot be responsible for homes that may be under construction near your rental unit. New construction may also alter the view from our listed homes. Also, if the property you rent is for sale, our sales staff may need to show the property during your stay. If this occurs, the sales staff will either call or stop by and make an appointment to ensure as little disturbance as possible.

RESERVATIONS

Making Your Reservation. Please review this brochure carefully to determine your rental preferences. When you contact our office: 1) Please tell us your vacation dates, 2) the properties you prefer, and 3) special rental requirements you may have. You will receive a reservation confirmation, detailing your rental charges. The initial deposit amount is 50% of total rent, reservation fee plus tax, travel insurance and Accidental Damage Fee plus tax. Please sign the confirmation letter and return it with your advance deposit within 10 days of making your reservation. This **INITIAL DEPOSIT** must be made by personal check, cashier's check, cash or money order.

CANCELLATIONS

If your reservation must be canceled for any reason, all money paid will be forfeited unless the home or condo is re-rented for the entire period of your reservation and for the full rental amount. If rented, monies will be refunded less the reservation fee and a cancellation fee of \$100.

2013 RESERVATIONS

We require an advance rental reservation of \$50.00 plus tax on all rental properties. Owners and 2012 guests, respectively, have priority. The 2012 guests may reserve the same unit for the same week in 2013. This advance rental reservation fee is non-refundable and does not apply to your 2013 reservation. All 2013 reservations booked in 2012 are tentative and are subject to price increase and availability. Reservations for 2013 are taken on Tuesdays, Wednesdays and Thursdays.

SEASONAL DISCOUNTS IN SEASON

The cottages shown in this brochure and website are available for rent on a WEEKLY basis. Saturday to Saturday during June, July and August at the printed prices. A few cottages/condos are available for nightly stays during the summer weeks. A 2-night minimum is required. Selected units are discounted 25 percent during the first two weeks of June and the last three weeks of August. Homes that offer this discount have the discounted rate in their descriptions.

OFF SEASON

A time period which begins Labor Day through the last week of May, has special rates that are determined by the property owners. During this time, a two-night minimum stay is required. Please call for daily rates.

VALUE SEASON

A special time period which runs from the first week in November through the last week of March, is for homes that offer discounts up to 50 percent.

SECURITY DEPOSIT/ ACCIDENTAL DAMAGE FEE

Williamson Realty requires a Security Deposit and/or Accidental Damage Fee on ALL properties. A credit card number must be provided for any damages above the security deposit amount and if the accidental damage fee is chosen, any damages above \$1500. Guests will be responsible for any damages to the home or theft of items from the home. Please report any damage upon occurrence. Williamson Realty personnel walk through each unit after check-out to insure the property is left in good order.

SECURITY DEPOSITS: are a minimum of \$600 for rent up to \$2600. For rent over \$2600 a \$1000 cash security deposit is required. Security Deposits may be refunded up to 30 days after departure provided that the home has been left clean and undamaged.

ACCIDENTAL DAMAGE FEE: In lieu of a Security Deposit, Williamson Realty offers a \$50, plus tax, non-refundable Accidental Damage Fee. The Accidental Damage Fee replaces the Security Deposit and prevents action against guests for accidental damages up to \$1500. The Accidental Damage Fee does not cover excessive cleaning, phone charges, unreturned keys, theft, and negligent, malicious or intentional acts.

SUBSTITUTIONS/ NON-AVAILABILITY

Should the confirmed unit become unavailable for any reason whatsoever, Williamson Realty will inform guest(s) when non-availability is absolutely certain, and prior to check-in, whenever possible. Every attempt to relocate guest(s) to a comparable home will be made, unless guest(s) request a full refund, in which case all monies will be immediately refunded.

SWIMMING POOLS

Most pools are open from Memorial Day through Labor Day. The opening and closing times vary and are at the Property Owners Association's (POAs) discretion. Periodically, pools are closed for maintenance without notice.

TELEPHONE/ COMPUTER ACCESS

Please check the exchanges you plan to call. The only local exchanges from Ocean Isle Beach, NC, are: 579, 575, 754, 755, 842, 846, 253, 287. Most units have a long-distance "block" requiring the use of a calling card or credit card. You may place collect calls or charge calls to VISA, MasterCard, personal calling card or reverse charges to another telephone number. Some homes also provide complimentary high speed internet access for your convenience and enjoyment.

TRAVEL PROTECTION INSURANCE

Williamson Realty offers CSA Vacation Travel Insurance. This plan will be automatically added to your advance rental payment. If you do not wish to purchase CSA Vacation Rental Insurance, you must delete the charge by initialing where indicated on the lease at time of advanced rent payment.

We recommend you purchase Vacation Rental Insurance so that you and your family will be financially reimbursed in cases of unforeseeable events. This includes protection against loss of vacation time due to mandatory hurricane evacuations, trip cancellation, illness, medical emergencies, delayed flight and other covered emergencies. A brochure describing this service will be mailed with every advance payment request letter. For more information, you may contact CSA Vacation Travel Insurance at 866-999-4018 or visit www.vacationrentalinsurance.com/330CSA



119 Causeway Drive
Ocean Isle Beach, NC 28469
1-800-727-9222

Email: rentals@williamsonrealty.com
www.williamsonrealty.com

or Current Resident

Bulk Rate
US Postage
PAID
Shallotte, NC
28469
Permit No. 65

North Carolina's
BRUNSWICK ISLANDS
More beach for your blanket.

