



## **Beach Home Rental Agreement**

**Check-in time is 4:00 p.m.**

**Check-out time is no later than 10:00 a.m.**

**Please note that there will be a charge of \$100 per hour charge for late departures.**

**CANCELLATIONS:** Unless cancelled before 60 days before check-in, there will be no refunds for any cancellations of the reservation. If cancelled on or before 60 days before the check-in date, 100% of payments made will be refunded. This amount shall be retained from payments already paid by tenant. If the unit is re-rented for the entire time and for the same amount at no loss to the owner, the tenant will receive a refund minus a \$100 cancellation fee. If this is a concern, you may want to consider purchasing trip cancellation insurance. You can find quote comparisons at [insuremytrip.com](http://insuremytrip.com) on nearly 60 policies available from 14 companies.

**SECURITY DEPOSITS:** Tenant agrees to be responsible for any and all damages to the house, its contents and grounds during period of tenancy. Security deposits will be returned by mail within 30 days of tenant's departure minus any amounts deemed necessary by owner to cover any problems or damage created by tenant's action or inaction.

**ITEMS LEFT BEHIND:** Owner is not responsible for items left in the house. If any items are left behind, we will attempt to recover and return them to you at your expense.

**ACCOMODATION:** This house is privately owned and furnished, equipped for housekeeping and decorated to the owner's taste. Standard equipment includes a washer/dryer, grill, DVD player, TV's, ironing board, complete kitchens with cookware and dinnerware. The beds have bedspreads, blankets, pillows and mattress pads. Sheets, towels, and a starter set of shampoo, soaps, and toilet paper are provided. Please note that the latter is a starter set, so those items will not be replenished until the cleaning crew prepares the home for the next guests. A cleaning and linen fee is charged separate from the booking price in order to provide that accommodation.

**MAINTENANCE AND REPAIRS:** If repairs to appliances, pools, hot tubs & electronics are necessary, they will be made as soon as possible. No rebates will be given for any malfunctions. Owner reserves the right to enter premises to perform repairs, maintenance, etc.

**PETS:** Pets are only allowed at properties that are pet friendly and when the Pet Fee has been paid. Any violation of this pet policy is grounds for eviction without refund. If we learn after check-out that pets were staying in this property without being allowed or without paying the pet fee, you will lose your security deposit.

**NO SMOKING:** Our home is designated as “NO SMOKING INSIDE.” Violation of the “NO SMOKING” policy is grounds for immediate eviction without refund including the security deposit. Also, no grilling on porches; no bonfires on our property.

**MANDATORY EVACUATIONS:** Credit only will be given for vacation days missed due to mandatory evacuation from owner. No cash refunds.

**NO EARLY ARRIVALS OR LATE DEPARTURES:** There is a \$100 fee for each hour or fraction thereof vacationer stays after the contracted departure time.

### **NO HOUSE PARTIES ALLOWED**

If at the time tenant is to begin occupancy of the house and the owner cannot provide the premises for whatever reason, we will substitute another property of equal size or larger. If no other properties are available, the only liability is to refund payments to tenant.

**Limited Liability:** Renter acknowledges and understands that owner does not reside on the premises and, therefore, may not be aware of latent or even obvious defects which may pose a hazard to Renter or other users of the premises. Renter assumes the risks of such defects.

Renter agrees to release the Owner from any liability arising from Owner’s ordinary negligence, and agrees to hold Owner harmless from any claims brought by one of Renter’s guests or invitees. Renter understands that use of pool and hot tubs are without lifeguard services and supervision. Therefore, any use is at his/her own risks.

### **NOT INCLUDED:**

Paper products including coffee filters, paper plates, etc.

Foil/plastic wrap

Charcoal/lighter fluid

Beach chairs and toys

Beach towels

**TRASH PICK-UP:** is on Monday’s and Friday’s. Place your bagged trash in the trash cans and by the curb the night before. Everything must be bagged or you will be charged for maintenance to bag it for you.

### **DO NOT RUN AIR CONDITIONING WHILE LEAVING DOORS/WINDOWS OPEN.**

### **NO ITEMS BELONGING TO THE HOUSE ARE TO LEAVE THE HOUSE.**

For example, do not take pillows or plates from the house out to the beach. If items appear to be damaged from activities that take place outside the house (i.e. sand on the pillows), we will take money from your security deposit to replace such items.

There are guests before you and guests arriving after you. Please leave on time so we can get our home ready for their arrival.

### **DEPARTURE CHECKLIST!**

1. All trash must be bagged and put outside.
2. All furniture must be put back to its original place.
3. Remove food from the refrigerator.
4. Lock all windows and doors.
5. Turn the air conditioning up to 78 degrees.
6. Look around the pool/hot tub area and pick up all of your belongings.
7. Load the dishwasher of any dinnerware items that need to be washed and start the dishwasher.
8. If you have rented cribs, cots or high chairs from other companies, please place outside the house so they can be picked up.
9. Report any damage or repairs needed before you leave so we can get these things taken care of before our next guests arrive.
10. If you leave the house unlocked upon your departure and items are not there when we do the check-out, you will be responsible for the replacement of those items.

### **Sign, initial additional pages and return one full copy with your first rental payment.**

- 1.) You have read and agree to the Terms and Conditions of Use and agree to everything stated in all of pages of this contract.
- 2.) You are 25 years of age or older.
- 3.) You will leave our home in the same condition as you received it. Failure to do so will cause you to lose your security deposit.