



# Rental Agreement

## **SECURITY/DAMAGE DEPOSIT**

A security deposit will be collected in the amount of \$500.00 (for a 2 bedroom unit) or \$250.00 (for a 1 bedroom or studio unit) to hold your reservation for rentals of 3-7 nights. Longer stays will require an increase in the deposit based on the length of your stay. We must receive payment through PayPal, a personal check, postal money order, or credit card for the security deposit within 7 days of initial booking. Once it is received, your dates are officially reserved. Upon your arrival, the security deposit converts to a damage deposit.

If the following provisions are met, your deposit will be refunded to you within seven (7) days of your departure.

- No damage is done to the condo or its contents
- No linens or household items are missing
- No early check-in or late check-out
- Condo has not been smoked in

## **PAYMENT**

We accept payment by PayPal, personal check, postal money order, or all major credit cards. We require 50% of the rental amount along with the security deposit at the time of reservation. Final payment must be received at least 30 days before arrival.

## **CANCELLATIONS / REFUNDS**

If you cancel more than 60 days before check-in, all monies will be refunded. If you cancel less than 60 days before check-in, there will be no refunds of any kind. No credit will be given for shortened stays due to late arrival or early departure for any reason. No cancellations due to weather.

## **PHOTO IDENTIFICATION / SECURITY**

For security purposes, we require a clear and legible fax or scan of a valid photo ID of the person who is signing the rental agreement. We also require the names of all parties who will be staying in the unit. Any non-registered guest found in any rental unit is subject to forfeiture of the security deposit and immediate removal of all guests from the property.

## **HOUSEKEEPING**

When you arrive, the condo will be clean and set up with all linens and towels. All towels will be collected every 3 days and exchanged for fresh clean ones.

*Cleaning fees will be charged at the following rates:*

2 bedroom units - \$85.00 fixed rate for stays of 7 days or less.

1 bedroom units and studio units - \$55.00 fixed rate for stays of 7 days or less.

## **MISCELLANEOUS**

No pets allowed. Guests who bring a pet or pets without approval will forfeit their security deposit and may be evicted from the property. This is a non-smoking condo. You are permitted to smoke outdoors on the patio. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will incur a \$250.00 fine and if additional cleaning is necessary to remove smoke odors from the condo and/or linens, costs will be subtracted from your deposit.

Telephone service is available in the condo.

Check-in time is no earlier than 3:00 P.M. Eastern Standard Time (U.S.). There is only a 4 hour window to completely clean, disinfect and set-up for the next guests. Please respect this work schedule and do not arrive early. Check-out time is no later than 11:00 A.M. Eastern Standard Time (U.S.) the day you are scheduled to leave. We must be able to enter the condo at 11:00 A.M.. If you do not vacate on time, you will be charged for one (1) additional nights stay.

Check-out procedures: Prior to check-out, all dishes should be washed and put away. Beds may be left unmade and sheets and pillow cases left on.

We will not be liable or responsible for personal items left behind, lost or stolen.

If you leave an item after checking out and wished to have it returned, contact us as soon as possible and we will arrange for shipment. We will inform you of the shipping cost, and with your approval, deduct it from your deposit to cover the expense.

**ADDITIONAL TERMS**

- You must be 21 years of age to rent this property and provide proof of age if requested.
- The condo has a maximum occupancy. Renters who exceed the occupancy limit and falsify occupancy information at the time of reservation are subject to eviction and forfeit their deposit.
- House parties are strictly prohibited and grounds for immediate eviction and loss of deposit.
- Illegal substances are strictly prohibited and grounds for immediate eviction and loss of deposit.
- If a personal check is returned to us for non-sufficient funds, you will be charged the amount levied by the bank for NSF charges.
- Any exceptions to the rules and regulations as written here must be approved in writing in advance.
- Rates, terms and conditions are subject to change without notice.

**FORCE MAJEURE**

There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of or severe damage to the property. In the event of Force Majeure, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

**PERSONAL PROPERTY & INJURY**

Unit owner or management shall not be liable for loss, theft, destruction of personal property, or for injury or harm to any person on the premises. This provision applies in all circumstances. Tenant agrees to hold harmless and indemnify owner and management for any such loss including attorney fees and costs.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

\_\_\_\_\_  
Printed Name

Please list all persons who will be staying in the unit:

\_\_\_\_\_  
Address

\_\_\_\_\_

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_

\_\_\_\_\_  
Phone

\_\_\_\_\_

\_\_\_\_\_  
Signature

Date

\_\_\_\_\_