



Terms of Agreement

SECURITY/DAMAGE DEPOSIT

You credit card information will be retained on file during your stay to cover any incidentals or damage to the property. There will be no charges whatsoever if the following provisions are met.

- 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

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 this 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 a fine of \$250.00 and immediate removal of all guests from the property.

HOUSEKEEPING

When you arrive, the condo will be clean and set up with all linens. As a courtesy, we have included the following list of supplies to accommodate the appropriate amount of guests:

- Bath towels, hand towels, wash cloths, toilet paper
- Dishwashing soap, bath soaps, conditioning shampoo.

MISCELLANEOUS

No pets allowed. Guests who bring a pet or pets without approval will incur a \$250.00 fine 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, your credit card will be charged accordingly.

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 a fine of \$250.00.
- House parties are strictly prohibited and grounds for immediate eviction.
- Illegal substances are strictly prohibited and grounds for immediate eviction.
- 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

