

VACATION RENTAL TERMS

- **SECURITY DEPOSIT:** Due within 7 (seven) days of booking to confirm your reservation. Any unreturned keys, loss or damage to the rental property can be deducted from your deposit, including but not limited to the following: number of guests exceeds that which is listed on the rental contract, excessive cleaning/laundry, or rearranging furniture that has been moved, replacement of missing items from unit (including beach towels), soiling of towels, linens and carpets, costs of cleaning beyond the normal out clean fee, costs to replace keys and misuse of items belonging to the property.
- **PAYMENT:** Full/balance payment is due no later than 21 (twenty-one) days prior to check-in date. Christmas and Thanksgiving bookings require full/balance payment no later than 60(sixty) days prior to check in date. If booking/payment is within 21 (twenty-one) days of check-in date, full payment is due immediately. If payment is not received by the due date, reservation may be cancelled.
- **CANCELLATION/REFUNDS:** All cancellations are subject to a \$25 processing fee. All cancellations must be made in writing (fax or email acceptable). For cancellations less than 10 days, Security Deposit is forfeited. Less than 21 (twenty-one) days of your check-in date your full rent and taxes will be forfeited (unless dates can be re-booked). Security Deposit shall be returned. We reserve the right to change or cancel the reservation for any reason with refunds made accordingly in the event this property becomes unavailable for rent.
- **MANAGEMENT ACCESS:** Guest agrees to allow management and/or assignees the right to enter due to the following:
 - a) To make necessary or agreed repairs;
 - b) To supply services agreed upon;
 - c) In case of emergency, we reserve the right to enter at any time for the purpose of safe keeping or prevention of further damage. Note: Please notify us if you will be absent from the property for more than 2 days.
- **LANDLORD RESPONSIBILITY:**
 - a) We will give you the right to occupy unit per agreement;
 - b) We will provide and maintain appliances. We will not be liable for interruption of these services that is beyond our control. We will also not be responsible for interruption of electricity, water, or gas beyond our control. Please promptly notify us of any problems. You may not end this agreement because of these interruptions.
- **MISCELLANEOUS:**
 - a) This contract is binding and cannot be modified or terminated by a sudden change of circumstance;
 - c) You must leave unit on the date and time designated, unless prearranged, and any additional rent must be paid in advance;
 - d) Abandoned possessions: We will not be responsible for any of your personal effects left in the unit. We will be glad, if found, to mail them to you and have the right to deduct postage from your security deposit;
 - e) Unit may not be sublet or assigned.

CONTRACT: Signing this Agreement constitutes a contract, namely:

1. Acceptance of all terms, conditions, policies and procedures detailed therein, including the payment and rental terms found on PAGE 1.
2. Acceptance of full financial responsibility for late departure, any loss of inventory, excessive housekeeping, damage or repairs due to abuse or neglect for the property occurring within the duration of your stay.

APPROVED & AGREED:

TENANT SIGNATURE _____

DATE _____