

## LUXURY BEACH GETAWAY & HomeAwayOffice RENTAL AGREEMENT

This Rental Agreement (the "AGREEMENT") is made by and between Luxury Beach Getaway (Property Management, "PM") and ("GUEST") on (Reservation. BookedOn). For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

Address of property is (Property.Address)

Number of guests: (Contract.RequiredFormField)

1. Property: there is a limited space for parking so please note

**PARKING GUESTS AGREES TO HAVE NO MORE THEN 4 CARS AT THE 4-6BR HOMES THAT INCLUDES ANY VISITORS CARS 4MAX! HOMES THAT HAVE 3BR IS 3 CARS MAX AND 2 CARS MAX FOR 1-2 BR HOMES. THIS IS STRICTLY ENFORCED!**

2. Rental Party: The rental party shall consist of agreed number of Guests when reserved: This is strictly enforced.

GUEST agrees the PM or Homeowner cannot accept any liability for your guest and rental party's safety during the rental stay. It is particularly important that children are supervised at all times in and outside the vacation property. We assume no responsibility for accidents. You are reminded to exercise care as to your personal safety, and the safety of your companions. Whenever possible, valuables should be left secured and out of sight. checks, please include your Reservation # or last name on the transaction memo so we know who to apply the payments to.

PAYMENTS: all future payments below.

50% due at time of booking  
remaining balance due 30 days prior to arrival.  
Credit card fees apply

OR

All payments through Venmo, Chase Quick Pay, Zelle Transfer, or check

For Venmo: send payments to @beachgetaway

For Chase Quick Pay & Zelle: send payments to luxurybeachgetaway@gmail.com or beachgetaway@optonline.net

Send checks or money orders to Luxury Beach Getaway, PO BOX 237, Wading River, NY 11792

For wire transfers: please call or e-mail to get information

There is a \$50 charge for all returned checks plus the cost of collection.

GUEST agrees that the rental period begins at 3:00 p.m. on the day of arrival and terminates at 11 a.m. on the day of departure (unless prior arrangements have been made). We cannot guaranty your unit will be ready before 3 p.m. so please call if you're arriving early. Late departures will incur an extra charge. (IF YOU ARE RUNNING LATE DURING YOUR

DEPARTURE THERE IS A \$125 FEE FOR EVERY 15 MINUTES YOU OR YOUR LUGGAGE IS IN THE HOUSE. EVERYONE AND EVERYTHING MUST BE VACATED FROM THE HOME BY 11 AM.) The properties are professionally cleaned ( additional cleaning/sanitizing due to epideic will be preformed ) and inspected before and after each rental to ensure that all guests have a clean comfortable stay.

GUEST agrees the maximum number of guests is (Property.Sleeps) persons. Additional guests are not allowed to stay in the home unless approved by the property management prior to signing this contract. Only up to 3 guests can visit per a day. These rules are local government requirements and heavily enforced. There will be an additional charge if it is determined that you had additional guests.

GUEST assures that he/she and the rental party will abide by the Rental Rules (you will receive a separate email with the Rental Rules) while at the property.

GUEST shall allow PM access to the property for purposes of repair and inspection.

GUEST assures that rental party and guests who violate any of the terms of this AGREEMENT shall be immediately denied occupancy and shall remedy any damages or other expenses, which are caused by the rental party and/or guest(s).

GUEST assures that he/she, rental party and guests shall not disturb, annoy, endanger, or inconvenience neighbors, nor use the premises for any immoral or unlawful purposes, nor violate any law or ordnance, nor commit waste or nuisance on or about the premises.

GUEST agrees that during the time he/she occupies the premises, he/she will keep the rental clean and free of trash, garbage, and other waste. All pipes, wires, glass, plumbing and other equipment and fixtures are left in the same condition as at the beginning of (or may put in during the term of the agreement) the rental period. The only exceptions are reasonable wear and tear and damage by unavoidable fire and casualty.

GUEST agrees to indemnify and hold PM and HOMEOWNER harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the premises by the GUEST, rental party, or their guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the premises. PM accepts no responsibility or liability for any loss or damage or alteration to the terms of your reservation caused by events beyond PM's control, including but not restricted to war, terrorist activity, civil commotion, flight delays, or cancellations, airport closures, loss of luggage, adverse weather conditions, fire flood, or industrial dispute. PM cannot accept any liability for failure of public supplies such as water, electricity, internet or breakdown of the air conditioning and heating systems. Nor for the consequences of the action or omissions of persons who may control or supply main services, or any actions taken in the vicinity of the property reserved by any authority over which there is no control.

GUEST assures no one under 24 years of age is allowed unless accompanied by an adult 35 or

older. No events or parties are allowed unless approved by PM prior to arrival.

GUEST 1. Property: there is a limited space for parking so please note

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GUEST assures that the rental party will observe all conditions and terms of this agreement as to maintaining the rental in good order and appearance and will conduct themselves in a manner inoffensive to neighbors.

GUEST agrees that any tenant who is found using drugs or allows others to use drugs on the premises will be immediately denied continued occupancy at these premises.

GUEST agrees to pay all utilities if it is a rental of 21 days or longer stay.

GUEST agrees to vacate the premises on checkout date or pay 10x the amount of rental cost as previous whole month.

**CANCELLATION:** If you have to cancel or reschedule (regardless of the reason), all attempts will be made to re-rent your accommodation. If we are successful, any payments made by you will be refunded minus a \$200 fee. This Agreement shall not be assigned or the premises sublet without written consent of the PM.

**DAMAGES:** Please notify the PM within two (2) hours of your check-in if you notice any damages in the unit. Any damages not identified during this time will be charged to GUEST.

The following items will be checked upon your check-out:

No damage is done to the unit or its content including the linen.

No items are missing. All debris, garbage and discards are placed in proper containers.

All soiled dishes have been washed and stored.

There was no exceeding the maximum occupancy of the unit.

There was no smoking or evidence of smoking in a designated non-smoking unit.

Unit is left in neat condition.

Pet friendly units show no sign of pet damage or in need of excessive cleaning.

**SEVERE WEATHER:** We do not refund rents lost due to cancelled or shortened stays because of weather. Departures due to inclement weather do no warrant refund of rent. We suggest Vacation Travel Insurance during the hurricane seasons. Travel Insurance can be purchased through CSA via <http://www.vacationrentalinsurance.com>.

**PET POLICIES:** There is a maximum of two pets allowed in each pet friendly

unit. GUESTS' pets must be treated for fleas and ticks prior to arrival. Guests must pick up after pets and tightly tie the remnants in a plastic bag before disposing. Pets are not allowed on the furniture and all pet hair must be cleaned up prior to departure. A \$150 fee will be charged if there is any report of pet hair on bedding and sofas. Guest pets must be leashed at all times unless on the private property rented. The violation of any terms of this pet policy subjects the guest to additional fines or termination of the rental period. Guest pet policies and unit availability are subject to change at any time.

Please list type and weight of pet:

(1) (Contract.OptionalFormField)

(2) (Contract.OptionalFormField)

**FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of advance deposit and/or rental money and the party will not be permitted to check-in.

If you experience any problems with the rental property during your stay, please contact us and we will do our best to rectify the matter as soon as possible. No action can be taken or liability accepted for any complaints received after the rental period. We aim to resolve complaints right away. Insects are occasionally inevitable, and are not cause for complaint...remember, this is a beach house. The vacation property is treated periodically as part of a pest and termite control program and is cleaned after each rental.

We hope you enjoy your stay and come back soon! Thank you!

(Contract.Signature)

street address: (Contract.OptionalFormField)

city, state, zip code: (Contract.OptionalFormField)

mobile phone: (Contract.OptionalFormField)

(Contract.OptionalFormField)

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Luxury Beach Getaway (signature)