

Hilton Head Vacation Rental Agreement

Property Name: _____

Customer's Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Arrival Date: _____ Departure Date: _____

Contact Number 828-242-8525

E-mail: johnmaltry@cs.com Web site: www.MrForRent.com

1. CHECK IN/OUT: Check-in is 4:00 P.M. and check-out is 10 A.M. No early check-ins. This agreement does not create a tenancy or residence. You must depart at the appropriate time. Occasionally during peak seasons, your villa may not be ready until 6:00 P.M.
2. SMOKING: NO! This is a NON-SMOKING unit.
3. PETS: Pets are NOT permitted in the rental units under any condition.
4. AGE LIMIT: We will not rent to vacationing students or guests under 25 years of age unless accompanied by a parent or adult guardian.
5. OCCUPANCY LIMIT: The maximum number of guests allowed in a two bedroom villa is six. In a three bedroom villa, it is eight.
6. RATES: Published rates are weekly rates and reflect payment by cash or check. All rates are subject to change without notice. Published rates do not include state sales and accommodation tax totaling 7%, nor do they include the Town of Hilton Head's beach preservation fee and local accommodation tax, totaling 3%. Total taxes due are 10%.
7. PAYMENTS: A credit card is required to make reservations. To hold the reservation an "authorization to charge" not to exceed \$200 will be placed against your credit card. Once the reservations have been made, you must sign this agreement and return it with a deposit of 50% of the total cost within 14 days of booking. Once the 50% deposit is received, your credit card transaction will be credited and/or voided. Your balance is due 60 days prior to arrival. Deposits and rents will be held in trust until departure. ANY INTEREST ACCRUED WILL BELONG TO THE OWNER.

8. PAYMENT METHOD: We do accept personal checks 30 days prior to arrival. If it is within 30 days, make arrangements to pay with credit card, money order, traveler's check or certified check. A 3% convenience fee will be added for any credit card transactions.
9. CLEANING AND INSPECTIONS: All villas are cleaned and inspected upon your departure. Fees for these services are already included in the quoted rate. Daily maid service is not included in the rental rate.
10. VILLA EQUIPMENT:
 - a. Bedding and towels are provided for the maximum number of possible guests.
 - b. Kitchen utensils and a starter supply of soap and paper products are made available.
 - c. Telephone (local calls only) and cable TV are provided.
 - d. Maintenance problems will be handled in a timely manner. Rental rates will not be adjusted due to any malfunction of equipment.
 - e. We suggest you bring beach towels, as we do not permit towels or linens to be taken from the unit.
11. SECURITY DEPOSIT: A credit card is required to make a reservation. **By signing this agreement you are agreeing to accept charges to your credit card in lieu of a security deposit.** Charges will be made to your card if:
 - a. Damages to this unit or its contents are beyond normal wear and tear.
 - b. Charges are incurred due to contraband, pets, or rent collection or services rendered during the stay.
 - c. All debris, rubbish and discards are not placed in dumpster and dirty dishes are not placed in the dishwasher and cleaned.
 - d. All keys are not left at the Property Manager's drop box or returned to the combination box on the villa.
 - e. Linens are lost or damaged.
 - f. Early check-ins or late check-outs are required.
 - g. The renter is evicted by the owner or owner's representative, the local law enforcement, or the security company employed by this complex.

12. CANCELLATION AND REFUNDS:

- a. All cancellations must be in writing and are subject to an \$85 administrative fee.
- b. Cancellation made 60 days prior to arrival will incur no penalty beyond the administrative fee.
- c. Cancellation made within 60 days and more than 30 days will forfeit 25% of the deposit plus administrative fees. Less than 30 days will forfeit 50% of the deposit plus administrative fees.
- d. There will be no refund for early departures or no-shows.

13. RULES:

- a. No one shall act in such a way as to interfere with the peace and enjoyment of the residents of other villas.
- b. No towels or items are allowed to be hung on balcony or deck railings.
- c. Swimming pool is open without lifeguard service for use at the person's own risk. No glass containers of any kind are allowed in the pool area. All children under the age of 12 must be accompanied by a responsible adult.
- d. Parking is by permit only. Only two hanging permits will be issued and should be displayed or vehicles may be towed at owner expense.

14. STORM POLICY: No refunds will be given unless a government declared mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or for this area or the area that the vacationing guest is from.

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

16. EXCEPTIONS: Any exceptions to the above mentioned policies must be approved in writing.

By signing below, I agree to all the terms and condition of this agreement.

Signature _____ Date _____