

Lease Agreement for Halfway House - 635 Thomas Pinckney Ct, McClellanville, SC

MCVL Realty and its agents, hereby known as "Agency", have entered into a property management agreement with Thomas Tiller, hereby known as "Owner", for the premise located at 635 Thomas Pinckney Ct, McClellanville, SC 29458, hereby known as "Halfway House" or "premise". Agency has been granted permission to conduct business, including the receipt of money and management of the premises on behalf of the Owner.

This lease agreement is made this date of _____ between the Owner and _____, hereby known as "tenant".

The lease period shall begin at 3:00 p.m. on _____, _____ and end on _____, _____ at 10:00 a.m.

Payment and Reservations – A deposit of half (1/2) the rental amount is necessary to hold a reservation more than thirty (30) days from check-in. Final payment is due 30 days before check-in. A confirmation of your reservation will be sent to you after receipt of the deposit. **Payments must be in the form of a personal check, certified check, or money order made payable to MCVL Realty - Rental Trust.** There is a \$25 fee for any returned checks. Rental rates are subject to change, but will not change after deposit is received and contract is ratified.

Security Deposits will be returned minus any damages or cleaning fees determined by the agency within 14 days after check-out date.

Check In – 3:00p.m. or after on date of check-in. Call **Daniel Bates at (843) 606-0622** before check-in for instructions and key code for the lockbox.

Agency reserves the right to discontinue occupancy, with no refund, if in the owner, agent, or agency's opinion, the tenant is detrimental to the rental premises and/or is in violation of the following rules:

Premises are to be occupied by the tenant and his/her guests, but shall not exceed the occupancy of 16 people.

Premises must be left and maintained in a neat and orderly fashion. Tenant agrees to replace or pay for loss or damage to the premises. Tenant agrees not to rearrange furnishings. Tenant agrees that all members of the party will adhere to the rules and regulations affecting rental premises. Locked storage areas are for the property owner's use and are not to be tampered with.

No House Parties. A house party may be, but is not limited to, any group made up predominately of people under the age of 25. Special events may be allowed with prior written permission and completion of a special events agreement.

No Noise after 7p.m. Tenant recognizes that premise is in a residential neighborhood and that sound travels farther across the water. Tenant agrees to keep night-time activities to a minimum and limit all noises so they can not be heard from farther than 50 feet away.

Pets are allowed with prior notice and a non-refundable \$50 cleaning fee. Tenants assumes all liability for pets and agrees to maintain proper control over pets at all times.

No Smoking inside the house. Smoking is permitted on porches with house doors closed. Please discard extinguished cigarette butts in the trash and not in the yard or water. Additional cleaning charges may apply if smoke odor is detected inside the residence.

No long distance calls. Tenant agrees to reimburse agency for the actual cost of long distance calls plus a \$10 service charge.

Appliances and equipment failures will be repaired as quickly as possible. Please notify agent of any problems.

Tenant agrees to assume liability and hold owner, agency, and agent harmless from any and all injuries to persons or damage to property caused by tenant or any other on the premises with tenant's permission. Tenant agrees to pay any cost and reasonable attorney fees incurred by owner in defending any lawsuit or other action brought in reference to such injuries or damage. All personal property in the premises at tenant's risk only and owner, agency, and agent shall not be liable for any damage to it, nor responsible for insuring tenant's personal property. Tenant agrees to assume liability and hold owner, agency, and agent harmless for any and all theft of property occurring on premises.

Cancellations and Refunds – There is a \$50 fee for all cancellations after deposit is received. Deposit shall be refunded if cancellation is received in writing within 30 days before check-in. Deposit shall also be refunded if a cancellation is received less 30 days before check-in but a new tenant enters into a lease agreement for the same dates as the cancelled lease agreement. In the event that a hurricane warning or mandatory evacuation is issued for the area, renters are encouraged to vacate the residence with their belongings and evacuate the area. A refund will be issued for days in which the residence was not used in the event of an evacuation.

Check Out is 10:00 a.m. Cleaning schedules prohibit exceptions. Please follow these steps before leaving to avoid additional cleaning fees:

Strip any used beds of all linens and place in laundry basket in laundry room along with used towels

Wash all dirty dishes or place in the dishwasher and turn on before leaving

Remove all personal belonging from house, including all food items from cabinets and refrigerator

All trash must be securely bagged and tied and placed in trashcans outside

Return keys to agency or lockbox and notify agency of any damage to the property

Complete with Tenant's Information:

Tenant Name _____ Driver's License / ID No. _____ State _____ Email _____

Address _____ City _____ State _____ Zip Code _____ Home _____ Cell _____

By signing, parties agree to the terms and conditions set forth. THIS LEASE IS A LEGAL BINDING AGREEMENT once both parties have signed.

Tenant's Signature _____ Date _____ Agent's Signature _____ Date _____

Reservation Checklist:

1. Notify Agent of your intended dates of stay through website form, email, or phone.
2. Print and completely fill out Rental Agreement
3. Mail with a **check or money order** made payable to **MCVL Realty - Rental Trust** to:

**MCVL Realty
380 Mouzons Bluff
McClellanville, SC 29458**

To ensure that your reservation is not cancelled, please return deposit within 5 days of tentative reservation. Reservations are not confirmed until deposit is received and a receipt and copy of this document is returned to the tenant.

Visit McClellanvilleRentals.com for more information or
Contact Daniel Bates at 843-606-0622

Rental Rates

Season	Dates	Per Night	Per Week
Spring	Mar 1 st - May 26 th	\$350	\$2100
Summer	May 27 th - Sept 18 th	\$500	\$3000
Fall	Sept 19 th - Nov 27 th	\$400	\$2400
Winter	Nov 28 th - Feb 28 th	\$250	\$1500
Holiday	Dec 23 rd - Jan 1 st	\$350	\$2100

How Much Do I Owe?

# of Nights	_____ x Rate of _____	= _____
# of Weeks	_____ x Rate of _____	= _____
Cleaning Fee		+ \$150
Security Deposit		+ \$500
Total Rent		= _____

INTERNAL USE ONLY

Deposit: _____ Check #: _____

Name: _____

Rcvd on: _____ Rcvd by: _____

Balance: _____ Check#: _____

Name: _____

Rcvd on: _____ Rcvd by: _____

Agent's Notes: _____