

Vacation Rental Agreement

Address: 400 Virginia Ave. Unit 202 D, Spinnaker Pointe Condo's, Carolina Beach NC.28428

Week/Days Starting: _____

Owner: Carl Newton, Brad Newton, Et-al

Address: 1602 S. Wade Ave., Garner NC 27529

Phone : 919-606-1434 cell, fax-919-779-9136

Leaser/Renter: _____

Address: _____

City, State, Zip; _____

Phone- Home: _____

Cell: _____

Emergency Contact Name & Phone: _____

Email: _____

Note: MAXIUM OCCUPANCY: 7

Not Allowed—**PETS, HOUSE PARTIES, GRILLING ON PORCHES/DECKS, LOUD MUSIC ON DECKS, SMOKING IN UNIT or ANYTHING THAT CAN DISTURB NEIGHBORS.**

NIGHTS IN UNIT _____ = \$ _____

ACCOMMODATION TAX @ 12.0%: ± _____

TOTAL: \$ _____

RESERVATION DEPOSIT PAID: _____

BALANCE**: \$ _____

SECURITY DEPOSIT AS CREDIT CARD HOLD: \$300

** Balance is DUE in full 30 days prior to check-in, Payments shall be in Cash, Check, Credit Card , All amounts in USD

**BALANCES PAID LESS THAN 15 DAYS PRIOR TO CHECK-IN MUST BE BY CREDIT CARD ONLY!

Credit card number: _____

Visa or MasterCard only..thanks

Expire date: _____ CVS code on back _____ (3 digit)

Entry gate code: 1031, Virginia Ave gate, you can exit any gate. (Halloween, 10-31)

Bill to address: _____ (if different than listed address) _____

CHECK IN TIME/DAY: 3:00 PM / _____ **CHECK OUT** TIME/DAY: 11:00 AM / _____ \$20 per hr after 11AM

THIS IS A NON SMOKING UNIT!!! To include back deck area.

In the event of a cancellation it is necessary to notify owner as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit/monies paid will be refunded/credited back less \$25.00 admin fee.

Cancellations 7 days or less from check-in date will forfeit all monies paid. This agreement shall not be assigned or the premises sub-let without written consent of owner..

I (we) agree to vacate rented premises no later than the hour and date shown above and to return the keys immediately to the owner unless instructed otherwise. Before vacating, I (we) will clean the premises to condition at check-in, which includes the following:

1. **NO SMOKING IN UNIT!!** We charge a \$65.00 cleaning fee to your credit card for smoking in unit. Period.
2. Clean refrigerator and freezer. Leave no food or drink inside. Unopened stuff is OK to leave. ie beer, etc.
3. Please empty all garbage bags to outside dumpster & install new bags in cans.
4. Clean stove top, in side oven if needed, counter tops, sinks & appliances. Wipe all surfaces so they are free of grease and food substance.
5. Clean bathrooms, (include tubs, toilets, sink, shower) wipe down counter top. Put all used towels and sheets in pillow case and place near washer/dryer.
6. Put all dirty dishes in dishwasher and run before leaving. If you can, unload for next family to enjoy.
7. Vacuum carpet floors , on kitchen floor, sweep and "Swiffer" as needed. Failure to perform above cleaning can result in \$79 cleaning fee. Regular cleaning fee is min of \$65 with 24hr notice. (This is min charge and could be higher depending on condition of unit, this is at our discretion and non-contestable.)
8. Make sure **POOL KEY and PARKING PASS are left in unit...** Lost pool key is \$55 fee, misplaced or pool key taken off property we have to track down is subject to \$25 fee. Lost or missing parking pass is \$15 fee.
9. Please do not re-arrange furniture. Owner will retain \$25 from deposit for moving furniture back.

THE UNIT MUST BE LEFT CLEAN AND IN SAME CONDITION AS UPON ARRIVAL TO RECEIVE DEPOSIT BACK. ANY BROKEN OR MISSING ITEM MUST BE REPLACED OR REPLACEMENT COST WILL BE DEDUCTED FROM DEPOSIT. Cleaning service is available at extra cost. (\$65.00 w/ 24 hr notice) If you see any damage (s) please call to let us know about it upon check in.

In the event a Pet, "house party", grilling on deck, excessive loud music, or aggressive behavior is reported during your stay, and as they are not allowed per this agreement, Owner or his agent shall have the right to ask you to leave premise immediately with NO REFUND of monies paid and with no recourse to receive monies.

I (we) agree to maintain/leave the property in same or better condition in which it was found. Reasonable wear and tear accepted. I (we) agree to replace or pay for losses, breakage, or damage should such occur. OWNERS or OWNERS AGENTS, SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANT'S PERSONAL PROPERTY.

Please sign both copies and return one with your deposit check to the owner. Dates of rentals are guaranteed (exception: Acts of God, e.g. fire, Mandatory evacuation due to hurricanes, floods etc.) when deposit or payment has been received.

I have read and agree to the above terms and conditions and authorize my credit card to be charged for any amounts due: by giving your credit card info to us it's inferred your consent and agreement to the above conditions with or without a signature on this contract.

Renter: _____ Date: _____
Must be 25 yrs old or be with supervising adult during stay. Please sign and return or fax to 919-779-9136

NOTE: AIR CONDITIONING UNIT AND/OR APPLIANCES ARE IN GOOD WORKING ORDER but ARE NOT GUARANTEED. REPAIRS IF NEEDED WILL BE MADE AS SOON AS POSSIBLE. NO REFUND DUE TO FAILURE. REFUNDS ARE MADE IF DUE TO ACTS OF GOD.

Accepted by: _____ This Day _____