

Linda Hentz

6613 Wisteria Lane

Columbia, SC 29206

lhentznp@gmail.com

(803) 924-2795

Date: Tuesday, January 1, 2019

## RESERVATION INFORMATION

The property is located at:

1803 Palmetto Blvd.

Edisto Beach, SC 29438

The house's phone number is (843) 631-1046

Your confirmation is as follows:

Check-in: 6/29/2019 after 3:00:00 PM (No early check-in please)

Check-out: 7/6/2019 before 10:00:00 AM (No late check-out please)

Number of Adults: 4

Number of Children: 4

## PAYMENT

An advance payment equal to 50% of the rental rate plus the security deposit is required upon booking. After booking the reservation, the advance payment will be applied towards the rent. The advance payment is not a damage deposit.

The balance of the total amount is due 30 days PRIOR to your arrival date.

If arrival date is less than 30 days, the full amount is due upon booking the reservation.

Payments should be made to:

Linda Hentz, 6613 Wisteria Lane, Columbia, SC 29206

PayPal payments to: lhentznp@gmail.com

Returned Check Policy: There is a \$50 Service Fee charged for all returned checks.

Security Deposit (Refundable):	\$200.00
Rental Rate:	\$2,400.00
Cleaning Fee:	\$140.00
Service Fee	\$0.00
Tax:	\$288.00
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<b>Total Rental Payment Due:</b>	<b>\$3,028.00</b>

**PAYMENT SCHEDULE**

- First Payment: 50% of the balance = \$1,514.  
First Payment is due on or before 1/15/2019 to secure reservations.
- Second Payment: Remaining balance = \$1,614.  
Second Payment is due on or before 5/29/2019.

Please sign and return the attached rental agreement. Once full payment is received, instructions will be provided for entry to the property.

Thanks, and have a great vacation!  
  
Linda Hentz

**SHORT TERM RENTAL AGREEMENT**

This Short Term Rental Agreement ("the Agreement") is made by and between Linda Hentz\_("Homeowner") and Renter\_("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property is located at:

1803 Palmetto Blvd., Edisto Beach, SC 29438

2. The rental party shall consist of Guest:

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NAME OF GUEST: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTACT NUMBER(S): \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

And the following persons:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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## 1. Maximum Occupancy

The maximum occupancy is limited to 8 persons. If you exceed the allowable number of guests in the rentals property, you will be asked to leave and forfeit all monies paid.

## 2. Family Groups Only. No House Parties.

Our policy is that we only allow rentals to "Family Groups". Our policy states that we will only rent to family groups, married groups, responsible adults over the age of 25 (proof of age is required). Anyone under the age of 25 and/or unrelated young people (high school students, college/fraternity/sorority groups) are prohibited from renting this property. Any reservation that has been made under false pretense will not be allowed access to the rental property and there will be no refunds of any monies paid.

## 3. No Pet and No Smoking Policies

Any unauthorized pet and/or smoking, vaping, or tobacco use on the rental premise shall result in automatic forfeiture of all monies paid and immediate eviction without a refund, regardless of circumstances.

## 4. Term of the Lease

The lease begins at 3:00:00 PM on 6/29/2019 (the "Check-in Date") and ends at 10:00:00 AM on 7/6/2019 (the "Check-out Date"). Check-in time is at 3:00:00 PM. The home will not be available for check-in prior to 3:00:00 PM. The home is inspected and cleaned to make sure that the house is ready for your arrival. Check-out time is at 10:00:00 AM.

## 5. Minimum Stay

This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 3 days, the guest will be charged the 3 night rate.

## 6. Linens/Towels/Housekeeping

There is no daily housekeeping service. Linens, Towels, and such are NOT provided. Edisto Essentials provides linen rental service with free pickup and delivery. Please contact them at [edistoessentials.com](http://edistoessentials.com)

## 7. Rental Rules

Guest agrees to abide by the Rental Rules attached as Exhibit A at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

## 8. Access

Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

## 9. Maintenance

Heating/cooling systems, water heaters, cable TV service, phone Service, electric service, plumbing, and appliances cannot be guaranteed. We will respond in a timely manner to make sure that service and/or appliance operation is restored. There will be no refunds or discounts for failures or problems.

## 10. Acts of God

The homeowner cannot be held responsible for any act of God that would make the rental property of access to the Town of Edisto Beach unavailable for your occupancy.

## 11. Rental Rate/Fees/Security Deposit

### Damage/Reservation Deposit

A Security deposit of [REDACTED] is required. This must be received within 24 hours of booking the reservation. The security deposit is fully refundable within 10 days of departure provided the following provisions are met:

- No damage is done to the house or its contents.
- All debris, rubbish, and discards are placed in the dumpster.
- All charges accrued during the stay are paid prior to departure.
- No Smoking and No Pets
- No furniture has been removed from its original location.
- Two sets of keys are placed securely back in the lock box.
- Departure rules are followed. Failure to comply will result on in a \$140 departure cleaning fee.  
Please see Attachement B - Departure Procedure
- Grill cleaned after use.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

## 15. Cancellation Policy

Once a decision has been made that you cannot keep your confirmed Rental Agreement, please call me ([REDACTED]) immediately. Cancellations are not accepted by email.

- If the property re-rents for the same length of time and for the same rental amount and a Deposit has been received, a full refund will be issued.
- If the property does no re-rent all monies paid are forfeited and become income for the homeowner.

## 16. Travel Insurance

We encourage all renters to purchase traveler insurance. If you wish to purchase travel insurance, go to [www.insuremytrip.com](http://www.insuremytrip.com) for details and to purchase.

## 17. Hurricane and Storm Policy

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in "Tropical Storm/Hurricane Warning," we will refund:
  - Any unused portion of rent from a guest currently registered;
  - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
  - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

The house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

By my signature below, I agree to all the terms and conditions of this agreement.

Signature \_\_\_\_\_ Date \_\_\_\_\_