

**Vacation Rental Agreement**  
**“Saltwater Revival” 136 Carolina Avenue**  
**Holden Beach, NC 28462**

Welcome to our beach house! We hope you will make yourself at home and enjoy your vacation at Holden Beach. This is a **NO SMOKING & NO PET** rental. Please care for our home as you would your own.

**1. Reservation Info**

Minimum stay: High Season - 7 nights, Mid or Low Season – 3 nights.

Minimum age of responsible party is 28 years old (copy of valid DL required to verify) and must be present during rental.

Maximum occupancy is 12 guests + crib

**Additional Charges/Fees**

Additional Charges: \$300 Cleaning Fee for each rental, Sales Tax is 12.75%

Optional Charge: \$50/day pool heat available if daytime temp is above 68 degrees. Must be paid for 5 days prior to arrival & turned on the entire stay.

Additional Fees if applicable: \$25 fee if grill isn't cleaned, \$250 for smoking inside the house, Loss of security deposit and eviction if pet or evidence of a pet is found on the property.

**2. Payment Info**

25% due at booking, 25% due 60 days prior, balance due 30 days prior. If payments are not made when due, we reserve the right to cancel your reservation without issuing a refund of monies paid. We accept personal checks (more than 30 days prior to rental), Paypal, and Venmo. There is a \$25 fee for returned checks.

**3. Cancellations**

All cancellations must be by email or text. Cancellations at least 30 days before arrival will get back 100% of the amount paid. Cancellations between 14 and 30 days before check-in, will get back 50% of the amount paid. Otherwise, no refunds will be issued. Travel insurance is available from various companies online including Travel Insurance.com and Generali Global Assistance Insurance. These companies cover many cancellation & interruption situations including mandatory evacuation. Since we do not refund due to weather either before or during your rental, we encourage you to purchase travel insurance especially during hurricane season.

**4. Transfers**

All transfer requests must be by email or text. Reservation can be transferred to an open date within one year of the date of transfer. Transfers made from a higher rate to a lower rate will remain at the higher rate unless re-rented. Transfers made from a lower rate to a higher rate will be charged the higher rate. No subleasing permitted.

**5. Security Deposit**

A \$500 Security Deposit is charged for all rentals. A refund will be returned to tenant within 7 days following departure if there are no issues. Tenant agrees to be responsible for any damages to the premises during the rental period including damages to the furnishings and household items that result from action or inaction by the tenant. **Please report any damages found upon arrival immediately.** We reserved the right to withhold any deposit funds to cover repairs and/or maintenance as needed upon inspection after your departure. Any reservation obtained under false pretense will be subject to forfeiture of security deposit.

**6. Liability**

We are not responsible for any accident, injury or guest's personal property while on this property. We required a signed pool liability waiver.

**7. Maintenance & Repairs**

We make every effort to keep the house and all equipment in good working order but it is not guaranteed. We will make every effort to correct problems as quickly as possible. We do not refund due to inoperable appliances, malfunctioning mechanical systems and faulty equipment.

**8. Arrival/Check-In**

**Check in 4pm.** To be as accommodating as possible, if there are no guests departing on the day of your arrival, you are welcome to arrive as early as noon but this must be pre-approved. Please do not arrive before the check-in time as it delays the cleaning, servicing and inspection of the property for your visit. Upon arrival, you will find **keyless entry** on the **single exterior door under the carport.** The code will be emailed to you one week prior to your arrival.

**9. During Your Stay**

- Use **keyless entry** or **2 sets of keys** located in the key box beside the front door. To lock the front, den/deck & balcony exterior doors, lift the door handle all the way up, turn knob (inside) or insert key & turn (outside).
- Please **report** any cleaning or maintenance issues you observe **upon arrival or during your stay** immediately to us.
- **Maximum occupancy** is 12 guests + crib.
- For added **security**, there is outside surveillance of all entries to the property.
- **NO PETS.** Detection of a pet or evidence of a pet found on the property during/after your stay will result in immediate eviction and a forfeit of your Security Deposit.
- **NO SMOKING INSIDE.** \$250 fine for smoking inside the house. Remove all cigarette butts from outside.
- Please store all items that you transport to the beach (**chairs, umbrellas, wagons**, etc) on the carport or inside the outdoor shower to keep sand out of the house. There are **sand toys** in the outdoor shower and **yard balls, games and pool floats**, etc for guest use located in the patio storage box in the pool area.
- There are 2 **baby gates** for the inside stairway...M. Bed closet (second floor) and Bedroom #4 closet (third floor).
- There is a **first-aid kit** in the cabinet above the sink in the Laundry Room.
- Please use **make-up removing wipes** provided in each bathroom before using wash clothes to remove make-up.
- There are **vacuums** on both floors and **cleaning supplies** located under the laundry room sink if needed.
- There is **high-speed internet.** The network is **SWRevival** and the Password is **HoldenFast!**
- The closest **Public Beach Access** is about a 5 min walk and located at 122 Ocean Blvd. East (no parking). The closest public beach accesses with parking (permit required) are located at 114 Ocean Blvd. East and 220 Ocean Blvd East. There is a map and parking permit info inside the information notebook on the den end table. Caution: remove all items from the beach daily or they will be disposed of by the Holden Beach Police.
- **Trash pickup** is on Sat and Tues AM from Memorial Day through Sept and Tues AM only from Oct through Memorial Day. Please roll outside trash cans to roadside after 6pm the evening before.
- This is a family friendly neighborhood. **No loud music or noise.**
- Please **clean grill, spray grate with cooking oil & turn off gas** after each use. There is a \$25 fine otherwise. There are extra gas tanks beside the grill. If you install one, please notify us so that the empty one can be refilled.
- Caution: Leaving **exterior doors or windows** open during the summer can cause the interior temp and humidity to rise quickly and A/C recovery make take a couple of hours.
- Please **respect** our personal storage closets, cabinets, and inside storage areas by not tampering with the locks.

## 10. Departure

**Check-out is 10am.** Again, we strive to be as accommodating as possible. If no guests are arriving on your day of departure and the cleaning service approves, you are welcome to stay until 12pm. Please check with us during your stay to verify if this option is available. Please notify us as soon as you depart so that the cleaning service can enter the house.

### Departure duties:

- As a courtesy to the next guest, leave freezer **ice bins** full.
- Empty all food from the **refrigerators** and wipe out refrigerators.
- Load any dirty dishes in **dishwasher.** Do not start dishwasher.
- Remove **soiled sheets & pillowcases** and leave on the floor at foot of each bed. Do not remove mattress pads, comforters/quilts and zippered pillow covers unless soiled. Leave any **clean sheets** folded on the beds.
- Place soiled **towels** (bath & kitchen) in the laundry room and start a load in washer. Pods over laundry room sink.
- **A/C:** Apr – May & Sept – Oct set on 78 degrees, Jun – Aug set on 73 degrees. **Heat:** Nov - Mar set on 55 degrees.
- Lock all **windows and exterior doors.** Sept through May - close all **blinds.**
- Return all **moved items** to their original location. Return all **TV remotes** to their proper rooms.
- Return all **house keys** to the key box beside the front door.
- Lower all **pool & deck umbrellas.** Stack plastic **Adirondack chairs on carport.**
- Empty all inside **trash** and place in outside trash cans. Make sure all **trash** is removed from **outdoor areas.**
- Return all **yard balls, games and pool floats**, etc. to the patio storage box in the pool area.
- **Text** Linda when you depart so that I can notify the cleaning service that they can enter the house.

**Payment of monies and taking possession of the property after receipt of this document is evidence of your acceptance of the terms and conditions.**