

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 (Memorial Day week – Labor Day week) - 7 nights, Mid-Season (Sep, Oct, Apr, May, and Thanksgiving & Christmas weeks) – 4 night, Low Season (Nov, Dec, Jan, Feb) – 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

2. Additional Charges/Fees

Additional Charges: Departure Cleaning Fee and NC Sales Tax

Optional Charges: Pool heat is available during Apr, May, Sept & Oct for a charge of \$55/day. It is available Mar & Nov if weather will be above 50 degrees 24/7 for a charge of \$75/day. The heat must be turned on the entire stay and paid for at least 5 days prior to arrival. Heater has a max temp of 88 degrees.

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.

3. Payment Info

For weekly prime season reservations (Memorial Day week-Labor Day week), we require \$500 deposit when reservation is made which will apply towards your 25% down payment due Feb. 1 next year. The next 25% payment will be due 60 days prior to arrival and the 50% balance due 30 days before arrival. For all other rentals, we require 25% down payment when reservation is made, the next 25% payment will be due 60 days prior to arrival and the 50% balance is due 30 days before arrival. If payments are not made when due, we reserve the right to cancel your reservation without issuing a refund of monies paid. Our preferred method of payment is Zelle. We also accept personal checks (more than 30 days prior to rental and Venmo. There is a \$25 fee for returned checks.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

Arrival/Check-In

Check in 4pm. Please do not arrive before the check-in time as it delays the cleaning, servicing and inspection of the property for your visit. No early check-ins Jun-Aug. During Sep – May, 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. 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.

During Your Stay

- **Carport door Keyless entry code 1428** or **2 sets of keys** located in the key box beside the front door. To lock the exterior doors, lift handle up & turn knob (inside) or insert key and 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 during/after your stay will result in eviction and forfeit of your SD.
- **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. There are **sand toys** in a storage box on the carport & **yard games and pool toys** located in a storage box on the poolside patio.
- 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 (paid parking permit required) are located at 114 Ocean Blvd. East and 220 Ocean Blvd East. **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.
- **Clean grill, spray grate with cooking oil & turn off gas** after each use. There is a \$25 fine otherwise. If you install an extra propane tank, please notify us so that the empty one can be refilled.
- There are **Bluetooth speakers** on patio. Please be mindful this is a family friendly neighborhood. **No loud music or noise.**
- Please keep **Patio TV cabinet lid** closed when not in use. Keep remote away from pool & return to cabinet when finished.
- Please keep **Firepit** covered when not in use (off-season). If you install an extra propane tank, please notify us.
- 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 and cabinets by not tampering with the locks.

Departure/Check-out

Check-out is 10am. No late check-outs are available Jun-Aug. Sep – May, 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.

- As a courtesy to the next guest, please 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 bath & kitchen towels, kitchen hot pads & oven mitts** in laundry room & start bath towel load in washer. Pods provided over laundry room sink. Please **do NOT overload washer** as the load must fit in the dryer too.
- **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 located on the poolside covered patio.
- **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.