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 provided at no charge during mid-season (Apr, May, Sep, Oct) for 7+night rentals. It is available for shorter stays during mid-season for a charge of $40/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 reservations (Apr-Oct) made for the following calendar year, require $500 deposit when reservation is made which will apply towards your 25% down payment due Feb. 1 of the rental 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.

   Prime Season reservation cancellations made at least 60 days prior to the arrival date will result in a full refund of the amount paid. Cancellations made between 30 and 59 days before arrival date will result in a refund of 50% of the amount paid. There will be no refunds for cancellations made 29 days of less before arrival date. If property is re-rented due to a cancellation at any time, guest will receive a refund of 100% of amount paid. No subleasing permitted.

   Mid or Low Season reservation cancellations made at least 30 days before arrival date will receive100% of the amount paid. Cancellations between 14 and 29 days before arrival date will receive 50% refund of the amount paid. Otherwise, no refunds will be issued unless property is re-rented and then 100% of amount paid will be refunded or guest may transfer to an open date within one year. 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. Travel insurance

   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.

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 4pm

If the cleaning, servicing and inspection of the property is completed early for your visit, I can text you. Otherwise, please do not arrive early as it may delay the maintenance companies. 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

- Left carport door keyless entry code [redacted]. There are 2 sets of keys located in the key box beside the front door if needed.
- 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 a $250 fine.
- NO SMOKING INSIDE. Put all cigarette butts in trash. $250 fine for smoking inside the house or left cigarette butts.
- Store all items transported 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 in a storage box located 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.
- Use make-up removing wipes provided in each bathroom to remove make-up before using wash clothes or towels.
- There are vacuums on both floors and cleaning supplies located under the laundry room sink if needed.
- Dump any grease or spicy water from cookers in the driveway or mulch away from grass and plants.
- 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. Roll outside trash cans to roadside after 6pm the evening before.
- Clean grill, spray grate with cooking oil & turn off gas after each use. If you install another 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.
- Keep Patio TV enclosure closed when not in use. Keep remote away from pool & return to cabinet when finished.
- Keep Fire-pit covered when not in use (off-season). If you install another propane tank, please notify us.
- Caution: Leaving exterior doors or windows open can cause the interior temp and humidity to rise quickly and A/C recovery may take a couple of hours.
- Apply sunscreen (spray or liquid) outside on concrete or grass & not on composite porches or decks or inside house.
- All damages to the premises beyond reasonable wear & tear are the contracted guest's financial responsibility.

Departure/Check-out 10am

Note: Late checkout may be available Sept - May. 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/blankets 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 storage box located on the poolside patio and sand toys to the storage box located on the carport.
- 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.