

## RENTAL AGREEMENT AND HOUSE RULES.



**Welcome to Carolina Views!** We're excited to host you for your upcoming vacation. Please read below and sign and return to me via email to complete and confirm your reservation.

- Check in is at 4pm.
- Check out is at 10am.
- Primary renter must be at least 28 years old, be present at check-in and be present during entire length of stay.
- The home is located in a quieter block of Ocean Blvd West so please be cognizant of any noise after-hours, maintaining quiet hours of 9pm until 8am.
- For safety/security reasons, there are two exterior security cameras on the outside of the property located at the front and rear. These are motion activated and only monitored as needed.

**Check-in is 4pm.** Early check-ins are not available. You will be emailed a custom entry code for the keyless entry front door key pad prior to your arrival. This code will activate at 4pm on your day of arrival and no sooner.

**Check-out is no later than 10am.** We would LOVE to allow late checkouts but there are several factors that prohibit this. Our cleaning crew needs an adequate amount of time to prepare the property for the next guests. And we need to allow sufficient time to address any repair or maintenance issues if needed. Your group's keyless entry code will deactivate at 10am and you will be charged \$100 for every hour past 10am that you reside at the property.

**Events/Parties/Large Gatherings:** Special events, parties or large gatherings are not allowed. Violations will result in immediate cancellation of reservation without refund.

The guest is responsible for the behavior and actions of the entire group. Costs for damage, excessive cleaning/repair or theft will be deducted from the security deposit.

**Smoking:** Carolina Views is a non-smoking/vaping property, both interior and exterior. Any violation of this smoking policy will result in a \$500 fee.

**Pet Policy:** No pets are allowed on the property. Violations of this policy will result in a \$250 charge to the credit card on file.

### **Booking Terms:**

- 50% of reservation total is due at time of booking
- Remaining balance is due no later than 30 days prior to check-in. Credit card on file will be charged accordingly.
- Failure to pay balance will result in cancellation of reservation without refund.

**Occupancy:** There is a maximum of 12 guests allowed. The house can comfortably sleep six (6) adults and six (6) children, for a maximum total of 12 guests. There is a pullout couch (queen) in the sitting area which will accommodate two (2) more adults/children. However, to exceed the 12 guest maximum, prior written approval and an extra fee of \$50 per person is required. No unregistered guests will be permitted.

**Cancellation policy:**

- A full refund is available for reservations cancelled more than 30 days from arrival/reservation date. A cancellation fee of \$150 will apply.
- A 50% refund is available for reservations cancelled more than 14 days from arrival/reservation date. A cancellation fee of \$150 will apply.
- The reservation is nonrefundable if cancelled less than 14 days from arrival/reservation date.
- Reservation may be cancelled by management without refund.
- A full refund if property becomes unavailable prior to occupancy. Guest agrees to release any claims against owners/managers in this case.

**Damage to Property:** Guests are liable for any and all damages to the property, common area, furnishings, equipment and household items that occurred during their stay whether it is caused by the guest or anyone in the reservation/party.

Any damage to property or theft from property will be deducted from the security deposit. Any repair/replacement costs in excess of security deposit will result in additional charges to guest credit card on file.

Inspect the property upon arrival and immediately report any problems with the home or damages found. Any damages, mailed guest items, cleaning costs, etc. will be charged against the credit card on file and/or against the security deposit held.

**Occupancy**

Additional guests, above the number stated in your reservation, are not allowed. Refundable

**Security/Damage Deposit**

Prior to your stay, your credit card will be charged a refundable security deposit of \$500. This security deposit will be refunded in full within seven (7) days of departure, provided that guests do not violate any of the rental rules or policies and that no damage is identified in the house, furnishings or surrounding property (both interior/exterior). Violations requiring response will be charged against the security deposit.

**Parking Policy**

There are four (4) parking spaces available in the parking area at the front of the home. Parking under the house is not allowed as there is limited turning space. Parking is not allowed on Ocean Blvd West in the through-way, and may result in ticketing and/or towing. Carolina Views and/or Rob/Elizabeth Gerlach are not responsible for any tickets or towing expenses incurred.

**Age**

To rent Carolina Views, you must be at least 28 years of age or older. Age-qualifying guest must be present at time of check-in and must be present during length of stay.

**Outside Services and Technology**

Wifi, TV and door lock rely on technology which includes possibility of failure. We cannot guarantee that internet connections, televisions and/or appliances will function 100% of the time. However, we will make every effort to address the issues as they arise.

**Lost Items**

We are not responsible for lost or stolen articles, or items left at the property after your departure. We will make every effort to find and return your articles. We will return found items at the guest's expense.

**LIMITATION OF LIABILITY AND INDEMNITY**

Guest agrees to indemnify and hold harmless Carolina Views Vacations, Rob/Elizabeth Gerlach and the Town of Holden Beach against all loss, damage, expense, and penalty arising from any action of the Guest or visitors of the Guest which causes injury or death to any person or damage to any property.

Further, the Guest agrees that Elizabeth/Rob Gerlach should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, or any other cost arising out of or in any way related to the occupation of the rental unit.

Further, Brunswick County and the Town of Holden Beach offers a number of recreational activities including boating, surfing, swimming and more. These activities include inherent hazards and safety precautions are necessary to maintain a safe and enjoyable vacation. Guests are fully responsible for every and all recreational activity. Guest agrees that Carolina Views Vacations and Rob/Elizabeth Gerlach are not responsible for any injury that may occur during the rental period.

Guests are encouraged to secure the appropriate travelers or vacation insurance and/or renter's insurance. Carolina Views Owner(s) and Town of Holden Beach accept no responsibility for injury, illness or loss of property that might occur while on the premises.

**By signing below, I agree to the house rules, policies and safety precautions outlined above. I also agree to indemnify and hold Carolina Views or Rob/Elizabeth Gerlach harmless and in no way accountable for any liability for personal injury caused by Guest or any other person.**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature of Responsible Party

\_\_\_\_\_  
Date