



Renter's Name: _____ Date: _____

Property
Address: _____

Arrival Date: _____, 4:00PM EST Departure Date: _____, 10AM EST

THIS IS A VACATION RENTAL AGREEMENT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS TO TENANCY AND EXPEDITED EVICTION OF RENTER. YOUR SIGNATURE, PAYMENT OF MONEY, OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

This Rental Agreement (the "Agreement") is entered between COMPANY NAME, LLC as agent (the "Agent") for the owner or owners (individually or collectively referred to as "Owner") of the vacation rental property listed at the top page of this Agreement (the "Property") and the "Renter" named on the first page of this Agreement, as of the date this Agreement is signed by Renter. Agent and Renter agree that the following terms and conditions shall apply to Renter's rental of Owner's Property.

Check-In/Check-Out Procedures: Unless otherwise noted our properties are now direct check in. We need a signed copy of this Agreement and payment in full prior to your arrival. Access codes are generated and sent at check in time. Please plan your arrival and check in accordingly.

CHECK-IN After 4:00 PM EST: Unless you have arranged and paid for an early check-in, check-in is at 4:00 PM Eastern time. Neither housekeepers nor housekeeping inspectors will allow early entry for any reason and are to inform Company of any attempt. This is for the safety of you and our staff.

CHECK-OUT Before 10:00 AM EST: Unless you have arranged and paid for late checkout, all persons and personal items must be out by 10:00 AM Eastern time. This is for the safety of you and our staff. Housekeepers will enter and begin cleaning promptly at 10 AM. There is a \$100 per hour fee, one hour minimum, if you or your items are in the property after 10 AM.

CANCELLATION & REFUND POLICIES: A 50% deposit is taken when the reservation is processed. Free cancellations within 24 hours of booking for reservations made outside of 60 days. 100% of the total rental funds received are non-refundable on cancellations made less than 60 days prior to arrival. The 5% management fee is non-refundable, this applies to all cancellations. We strongly recommend you obtain "travelers' insurance." Contact us prior to or on the date of the final payment to purchase travelers insurance. A full or partial refund may be granted at the sole discretion of Company Name based on recovery of lost rents through re-booking. If you made your reservation on Airbnb or VRBO the policy stated on those sites supersedes this policy.

Hurricanes, Severe Weather, Illness. Refunds for cancellations or shortened stays due to illness, medical related issues, actual or anticipated hurricanes, tropical storms, other inclement weather or Acts of God will not be issued by Manager under any circumstances. We recommend all guests purchase travel protection insurance.

Initial: _____

CAPACITY/Occupants: Please list all occupants who will be staying at the Property during your dates of stay. Please include the ages of all minor children. The number of occupants shall not exceed the capacity of the house listed on the

first page of this Agreement, and the Property may only be occupied by the persons listed below. Renter is required to limit occupancy of each bedroom to the posted limit on the website and confirmation. Any party exceeding maximum occupancy inside or outside will be subject to immediate eviction without refund.

Renters not staying at the home are included in occupancy limits. Children under the age of 12 should not be left on the Property without an adult. Mobile units such as campers and tents cannot be used on the Property. The number of persons considered to be in occupancy includes all adults and children under age 18 but excluding children under 18 months.

SMOKING: None of our properties allow smoking. If you are staying in a property. Violators are subject to immediate eviction, forfeiture of all monies and additional cleaning charges, at a minimum of \$500.00 and could be substantially higher. When allowed, smoke outside, away from the premises or in designated areas. Dispose of your smoking remnants responsibly. Failure to do so will result in an additional cleaning charge.

PETS: Pets are not allowed at any time, except at properties specifically noted as dog friendly. No other types of pets are allowed at any of our properties. Violators are subject to eviction without refund and responsible for additional cleaning charges, at a minimum of \$500.00 and could be substantially higher. Where dogs are permitted, there is a \$175.00 fee per dog per reservation. Dogs must be left in a crate if you are not at the home. You are responsible for all clean up in the yard or indoors if needed. Failure to clean up along with any pet related damages will result in additional charges.

Initial: _____

TRASH REMOVAL: Trash pickup is noted in your check in package. Please bag and tie all trash. Remember to close and latch the lids of cans to prevent animals from getting in. Renters that do not properly bag all trash and place loose in containers will be charged a fee.

Renter/PARTIES/NOISE: The renter must supervise their Renter(s) while on the premises. Noise in the Property must be kept to a reasonable level as not to cause a disturbance to the neighbors or general public. In no event may the maximum occupancy (as listed on this agreement) be exceeded without written consent. We have noise monitoring devices inside and outside of the home that will alert our team of excessive noise.

AUTHORIZED ACCESS: Persons authorized by Owner or Agent shall have the right to access the Property during rental to make repairs, inspections, or property maintenance. Renters may not turn away lawn care, pool/spa maintenance persons, or any individual who helps maintain property quality.

SAFETY; SURVEILLANCE; SECURITY: 1. Safety: You acknowledge and agree that the Properties may contain certain safety features such as smoke detectors, carbon monoxide detectors, fire alarms, pool gates, pool alarms, or sound level monitoring units as may be required by law. You consent to our use of these safety features, and you agree not to interfere or tamper with these safety features. You agree to immediately report any problems or need for maintenance or repairs to us. It is expressly understood that you must not, at any time, disable or remove any installed safety feature, and doing so will be considered a material breach of this Agreement and will be just cause for termination of this Agreement and your removal from the Property.

Surveillance: Each Accommodation may be monitored by video electronic surveillance on the exterior of the house for guest security and to ensure that local law and the rules of the community are respected. You acknowledge that the Accommodation may be under 24-hour exterior surveillance and security monitoring and patrols, subject to and in compliance with relevant privacy laws. Accommodations may include noise alert decibel monitoring systems in order to ensure that neighborhood noise levels are respected. **Security:** You also acknowledge and agree that certain security measures may be provided by us in connection with the Properties. We reserve the right to commence, expand, reduce or discontinue any such security measures at any time without notice to you.

DISPUTES: This Agreement shall be governed by and interpreted in accordance with the laws of the State of North Carolina. Any dispute or action filed relating to this Agreement shall be instituted and prosecuted in the General Court of Justice within the State of North Carolina. Renter, by execution of this Agreement, specifically consent to such jurisdiction and venue and to the extraterritorial service of process should such service become necessary.

DAMAGE WAIVER: Company Name requires each reservation to participate in the Damage Waiver Program which is included in your reservation. This Damage Waiver covers unintentional damage to your vacation rental property during your stay. Any damages found upon arrival need to be reported to the office by 8 a.m. the day after arrival so you are not charged for damage you did not create. Guests will be responsible for any damages or theft thereafter. Accidents causing damage need to be reported upon occurrence.

I give permission to SafelyStay, Inc., to verify my identity, and check criminal databases in order to confirm my reservation. Complete terms regarding Safely's guest verification can be found at www.safely.com/terms. You may receive an email from Concierge@Safely.com to complete your screening. Please check your spam inbox for this email, and contact Safely at Concierge@Safely.com, or go to www.safely.com, if you have any questions.

CREDIT CARD AUTHORIZATION. Renter hereby authorizes Agent to charge all deposits, fees, costs and charges arising under this Agreement to the Renter's credit card provided to Agent. The reversal of any charges to Renter's credit card arising under this Agreement shall constitute a breach of this Agreement by Renter.

CAUSE FOR EVICTION & IMMEDIATE FORFEITURE OF RENT: Agent is authorized through its contract with the Owner to rent to Family Groups Only. Renter must be at least 25 years of age. The person renting the home must be staying at the home, unless you have received prior authorization from us. Cause for eviction and immediate forfeiture of rent includes, but is not limited to, the following: subletting or assigning this Agreement; activity constituting a nuisance which is offensive or disruptive; bringing pets into premises of non-pet friendly properties, without written permission; numbers in excess of occupancy rate; destruction of Property; illegal use of Property or conduct of illegal activities on the Property.

INDEMNIFICATION, WAIVER, AND RELEASE. Renter shall indemnify, defend and hold harmless the owner of the Property and Agent (the "**Released Parties**") from any and all liability for costs, expenses, claims, disputes, litigation, judgments, and attorney fees resulting from loss, damage, or injury the Property, to Renter, Renter's Renters or licensees, or their personal property arising out of the Renter or the Renter's Renters, invitees and licensees occupancy or use of the Property. If there is more than one Renter, all Renters are jointly and severally liable under this Agreement. Any personal injury or illnesses of any nature, severity or kind, occurring to Renter/Renters/or Renter's invitees while staying at the Property, are not the responsibility of Agent. It is expressly understood and agreed that Agent has no liability, responsibility or accountability for any physical or psychological injury that may occur as a result of this Agreement. This waiver and release is intended to be a full and complete waiver and release of the Released Parties from any and all present or future claims.

CERTIFICATION: I or we, the Renter, hereby certify and consent that I/we have read the entire agreement and conditions and agree to the terms and will comply with them during the course of this vacation rental.

Renter Signature: _____ Date: _____
email address: _____

Renter Information

E-mail Address: _____ Cell Phone: _____

Renter 2: _____ Age: _____

Renter 3: _____ Age: _____

Renter 4: _____ Age: _____

Renter 5: _____ Age: _____

Renter 6: _____ Age: _____

Renter 7: _____ Age: _____

Renter 8: _____ Age: _____

Renter 9: _____ Age: _____

Renter 10: _____ Age: _____

Renter 11: _____ Age: _____

Renter 12: _____ Age: _____