

VACATION RENTAL AGREEMENT
 111 East Arctic, Folly Beach, SC
 From 3:00 PM _____ to _____ 9:00 AM *

Michael E. Utsey (caretaker)
1010 Birchdale Dr
Charleston, S.C. 29412
Phone: 843-795-4646

Note:
MAXIMUM OCCUPANCY 8
NO PETS ALLOWED
SMOKING PERMITTED ON PORCH ONLY
NO OPEN FLAME GRILLING ON PORCH

NAME:	RENT	
ADDRESS:	ACCOMMODATION tax 11.5%	
	RESERVATION/SECURITY/CLEANING DEP.	\$300
	TOTAL DUE :	
E-mail address:	MINUS DEPOSIT PAYMENT	\$300
PHONE:	BALANCE**	

* CHECK-IN 3 PM - CHECK-OUT 9 AM

** Balance is due in full 4 weeks prior to check-in. (other arrangements made for short notice rentals) Payments shall be in cash, check, cashiers or travelers checks.

In the event of a cancellation it is necessary to notify **the caretaker** as soon as possible. Attempts will be made to re-rent your accommodation. If we are successful, your deposit will be refunded. This agreement shall not be assigned or the premises sublet without written consent.

1. Tenant agrees to vacate rented premises no later than the hour and date shown above and to return the keys to the lock box before vacating.
2. Unit must be left tidy – all food, trash and garbage must be removed from the refrigerator, cabinets, floors and all trashcans. All dishes/utensils must be washed.
3. All trash and garbage to be placed in the outside receptacle by 7:00 a.m. Mondays and Thursdays for pick-up.
4. All windows and doors must remain closed if running the A/C unit. Excessive moisture may cause A/C unit to malfunction. Tenant subject to service call charges if required.
5. Do not re-arrange furniture. Owner will retain \$25 from deposit for moving furniture back.

In the event that a pet is found, unruly house party or grilling on porch is found on the premises during your stay, owner/caretaker shall have the right to ask you to leave the premises immediately with no refund of monies paid. Owner/caretaker reserves the right to enter the unit to make repairs or to inspect the unit if deemed necessary.

Tenant agrees to maintain the property in the same condition in which it was found. Reasonable wear and tear accepted.

Tenant agrees to replace or pay for losses, breakage or damage should such occur.

Tenant understands that **\$125.00** for routine cleaning **and linens** will be deducted from the deposit. Cleaning, other than routine, for soiled or stained carpets, walls and other appurtenances will be deducted from the security deposit. Remaining amount of the deposit to be mailed to tenant within 10 days after checkout.

**OWNER SHALL NOT BE RESPONSIBLE FOR DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY
 AIR CONDITIONING AND APPLIANCES ARE NOT GUARANTEED. REPAIRS WILL BE MADE AS SOON AS POSSIBLE.
 NO REFUND DUE TO FAILURE.**

**THIS AGREEMENT TERMINATES IF PREMISES ARE DESTROYED BY FIRE, OTHER CASUALTIES OR ACTS OF GOD.
 (See following paragraph). FULL REFUND WILL BE MADE UNDER THESE CONDITIONS.**

Please sign two copies of this agreement and return with your deposit check to the **caretaker**. Dates of rentals are guaranteed (exception: Act of God, e.g. fire, mandatory evacuation due to hurricane) when deposit has been received. Please make all checks payable to **the caretaker**.

 Tenant date

 Caretaker date