

Q37 Rental Agreement

***ARRIVALS/DEPARTURES** - Check in is 4pm. Check out by 10am. There is a charge if cleaners arrive and have to wait or return due to late checkout. Please be courteous to them. Just as you want the property you rent to be ready on time, so do the people staying after you. Daily maid/towel/linen services are not provided unless service arranged.

***NO SMOKING OR VAPING** - If you smoke or vape in the home, your entire security deposit and rent will be forfeited and you will be asked to leave. If you smoke on the porch, sliding door must remain closed. Properly dispose of butts.

***CHAIR LIFTS** - Provided to assist individuals who cannot climb stairs. THESE ARE NOT TOYS. Please be courteous so they stay in good working condition for people who need them. Do not allow children to play on them. Prior approval for use needed to access keys for chairlifts. Use of the chairlift system is done so at your own risk.

***NO PETS** - If pets are seen on your stay, your entire security deposit and rent will be forfeited and you will be asked to leave immediately.

***LINENS/TOWELS**- I will be happy to provide you with the name and phone number of the linen service offered in Ocean Lakes. They will provide you bed sheets, towels and wash cloths for your stay at a cost of \$25 per bed. If you are not selecting this service, please be sure to bring linens and towels for your stay.

***QUIET TIME**- Between 11pm through 8am. Do not have the golf cart out during quiet time hours.

***GOLF CART**- See Page 2 for specific golf cart rules and guidelines. Drivers must be at least 21 years old. Any golf cart rules violations or damage will result in a complete loss of your security deposit. Golf cart rules are posted in the home as well. Please be sure to read and follow. Ocean Lakes is very strict when it comes to golf carts. Please follow the rules.

***HOUSE AMENITIES** – There are several amenities we've included with your rental for your enjoyment. These include bicycles, Walkie-Talkies, fishing gear, beach chairs, Boogie Boards and other beach equipment. You are responsible for these items while using them. Please clean and put them back the way you found them.

*Inventory has been taken prior to your arrival, and items are in good working condition. If something is broken when you arrive, we need to know about it the DAY YOU ARRIVE so that we can get it repaired as soon as possible. If items are not reported and found broken after your stay, we will withhold funds from your security deposit to pay for the damages. Please do not break items in our home and then try to disguise or hide the damage. Just tell us.

*Prior to checkout, the guest will remove all food from the refrigerator, bag all trash and pick up any visible debris from the floor (normal vacuuming will be done by the cleaners). All trash will be removed from the home and placed in the large green trashcan by the road. Guest will also thoroughly wash their dishes by hand or use the dishwasher and then put away all dishes and flatware before they check out. With the exception of vacuuming, dusting, sanitizing and making beds, which are all done by the cleaners after checkout, the guest will leave the property in a reasonably clean condition similar to how it was found at check in.

***NO PARTIES** – Minimum age to rent our home is 25 years old. If you have a party or resort security report complaints such as illegal activity, fighting, excessive noise or disturbances of other guest, you will be asked to leave and your entire rent and security deposit will be retained. We love to host great guests, but we rent to responsible adults. If you are not able to control yourself or others in your group, we respectfully ask that you rent elsewhere.

***PARKING** - Parking is not included. Guest agrees to pay Ocean Lakes \$10 per car per day for parking.

***CANCELLATIONS** – Balance due 45 days prior to check in. Cancellation Policy- 60 days or more (100% refund); 45-59 days (50% refund) Less than 45 days (0% refund).

***SECURITY DEPOSIT** - If you damage the home, remove items or violate any of the above rules, including under age golf cart drivers, you will forfeit your \$500 security deposit.

Please sign, date and return both pages with your deposit. Please initial golf cart page top left corner.

Print Name

Signature

Date _____

USING OUR GOLF CART- Please Read

The use of the golf cart is a privilege. It is not guaranteed with your rental. If the previous renter before you had a golf cart violation, you will be notified that renters can no longer use our golf cart. One single violation keeps us from allowing our renters to use the golf cart for **FIVE YEARS!** That's not our rule, it's Ocean Lakes' rule. They are very strict with their homeowners when it comes to golf cart violations. If you are the one that get's a golf cart violation during your stay, you will have to pay Ocean Lakes \$100 fine. Also, you can say good-bye to your security deposit. Your violation just cost our future renters the pleasure of using our golf cart.

Golf Cart Rules

- 1. Minimum age to drive is 21 years old.
No Exceptions.**
- 2. Do not drive cart through standing water.**
- 3. Do not take golf cart out of Ocean Lakes.**
- 4. No cruising after 11 pm.**
- 5. Leave the cart the way you found it. Not dirty or sandy.**
- 6. No loud or foul language music on golf cart.**
- 7. No open alcohol containers on golf cart.**
- 8. Put wheel lock on cart every night.**
- 9. Always hang charging cord on hook when not plugged in so cord is not damaged.**

Please include a photo copy of your driver's license and list all occupants below with ages.

Occupant List

Age

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

We allow up to 2 additional occupants for \$10 per guest per day. 10 person maximum.

9. _____

10. _____