



SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Lunnette C Kinard (“*Homeowner*”) – Chastain’s Front Beach Cottages and (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 619 E Ashley Ave Apt #1, Folly Beach, SC 29439 the property is furnished and includes: fully furnished kitchen with dishes, pot & pans, appliances, dish towels. – see listing details.
2. Rental Party: The rental party shall consist of Guest and the following persons: No more than six people maximum occupancy.
3. Term of the Lease. The lease begins at 3:00 p.m. (“*Check-in Date*” per rent quote) and ends at 9:00 a.m. on (“*Checkout Date*”- per rent quote).
4. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
5. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
6. Linens and Toiletries: We do not supply sheets and towels or beach towels. (They are available for an additional linen fee). Please bring toiletries to include soap, shampoo, hairdryers, etc.
7. Security Deposit: The refundable security deposit is \$200.00
If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.
8. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as a full refund up to 30 Days prior to arrival date. Cancellation between 14 Days and 30 days Prior to arrival will have a 50% refund.
9. Payment: Acceptable payment methods are – **Master Card, Visa, American Express, Discover, Paypal, Personal Check (e-check) and money order.**
10. The parties agree to the terms of this Short Term Rental Agreement, as evidenced by acceptance via email

Alicia Kinard -
Alicia L Kinard

Chastain’s Cottages
PO Box 305
620 E Arctic Ave
Folly Beach, SC 29439

843-277-7550 cell
843-588-2154 home

www.chastaincottages.com



Exhibit A RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses.
6. PETS are permitted only with prior approval Dogs Only – Maximum 2 pets. and the **Pet Addendum** must be completed.
7. Parking: Parking is available on the street around the building. See Folly Parking Regulations to avoid ticketing. Park in the direction of the traffic and keep tires off the road.
8. Housekeeping: There is no daily housekeeping service.
9. The property is on Septic Tank. DO NOT FLUSH anything other than toilet paper. No feminine products or diapers should be flushed at any time. If it is found that something has been flushed and clog the sewer system, you will be charged damages and repair fees.
10. Storms:
If there is a storm or hurricane, no refunds will be given unless:
 - The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or· A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
- 11: Owner Access for Maintenance and Pest Control. Owner shall provide 24 Hour notice of entry to allow for pest control and required maintenance items. Emergency repairs will permit immediate access. – Guest shall notify owner immediately of any repairs needed for plumbing and electrical issues.

Guest

Date: _____



PET ADDENDUM -

It is hereby agreed by and between Lunnette C Kinard (“*Homeowner*”) – Chastain’s Front Beach Cottages and (“*Guest*”) per rental reservation that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet as described below:

Type of Pet: _____ Name: _____

Color: _____ Weight: _____

Age: _____ Sex: _____

Type of Pet: _____ Name: _____

Color: _____ Weight: _____

Age: _____ Sex: _____

Type of Pet: _____ Name: _____

Color: _____ Weight: _____

Age: _____ Sex: _____

Guest hereby agrees to comply the following:

1. Guest to pay additional nonrefundable pet fee in the amount of \$75.00.
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
 - a. May not exceed 50 lbs.
 - b. Must be at least 1 year of age or older.
 - c. Must be spayed or neutered.
 - d. Must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended.
3. All pets must be leashed at all times.
4. Guest is responsible for cleaning up any/all pet refuse.
5. We recommend that all pets be treated with a flea and tick repellent prior to arrival. .
6. Pet must not cause damage to premises or furnishings. If damages are caused, the cost of the damage may be deducted from security deposit.
7. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
8. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
9. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Guest shall be solely responsible for the pet while on the property.

Signature _____ Date _____