



## 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 listed on reservation (“*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: 621 E Arctic Ave, Folly Beach, SC 29439 the property is furnished and includes: fully furnished kitchen with dishes, pot & pans, appliances, dishtowels, linens, washer & dryer– see listing details.
2. Rental Party: The rental party shall consist of Guest to include a maximum occupancy of 14 persons.
3. Term of the Lease. Check and Check out dates are per reservation. Check in time is after 3PM. Check out time is by 9AM
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. Security Deposit:- There is a refundable \$400 Security Deposit.  
The deposit is for security and shall be refunded within 15 days of the Checkout Date provided no deductions are made due to:
  - i. damage to the property or furnishings;
  - ii. dirt or other mess requiring excessive cleaning; or
  - iii. any other cost incurred by Homeowner due to Guest’s stay.***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***
7. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:  
Cancellation more than 30 days prior to check in = 100% Refund  
Cancellation more than 14 days prior to check in = 50% Refund.
- 8). Payment: Acceptable payment methods are, **Master Card, Visa, Discover, American Express, Pay pal, Personal Check or Money Order.**
- 9). The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Guest: \_\_\_\_\_ - cell phone \_\_\_\_\_  
Guest Address : \_\_\_\_\_

Alicia Kinard \_\_\_\_\_ *Alicia Kinard*  
Date: \_\_\_\_\_ December 29<sup>th</sup>, 2017 \_\_\_\_\_



**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 and the *Pet Addendum* must be completed.
7. Parking: Parking is limited to 6 vehicle(s). Vehicles are to be parked in designated parking areas only. **DO NOT PARK ON THE GRASS IN THE FRONT YARD.. THE SEPTIC SYSTEM IS LOCATED THERE.** Parking on the road is permitted. See Folly Parking Regulations to avoid ticketing.
- 8: Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. .
9. The property is on Septic Tank. **DO NOT FLUSH** anything other than toilet paper. No feminine products or diapers should be flushed at anytime. 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*) that homeowner will allow guest to have the following described pet(dogs only) 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 non- refundable 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 or billed to guest for any cost over deposit.
7. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors. Loud barking for long periods may require us to ask you to leave.
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 \_\_\_\_\_