

Tenants Initials ____ / ____

KEYS: *There will be one key in the lockbox on the door to the unit, which MUST be returned there upon upon checkout or there may be a \$10 deduction per key to your damage deposit.*

REFUNDS – *Tenant shall not be entitled to any refund due to mechanical failure, unforeseeable weather, mandatory evacuation or disruption of utility service.*

CANCELLATIONS – *In order to cancel a confirmed reservation and receive part of the deposit back, the property must be re-rented to a new tenant. We will make every effort to re-rent the property so as to minimize your loss. All cancellations to confirmed reservations will be charged a \$150.00 administration fee. Cancellations MUST be called in and followed up in writing.*

CHECK-IN/CHECK-OUT – *Check-in begins no earlier than 3:00 p.m. Check-out is no later than 10:00 a.m. NO EXCEPTIONS. An extra day's rent will be charged for all late check outs and will be deducted from your damage deposit. Our inspection crews require your timely departure so that the unit can be prepared for the next tenants. Tenant is responsible for straightening all the furniture, doing the dishes, taking out the trash, and leaving the unit in good shape for the next tenant. Our cleaning crew will take care of the rest. Please ensure that you have packed ALL of your belongings before checking out. We cannot be responsible for items left in the rental unit.*

ENTRY TO PROPERTY – *The key will be located in a lock box on the front door. The code for the lock box is*

LIMITATIONS OF REMEDIES, DAMAGES, AND INDEMNITY: *In the event Owner or agent is unable to deliver said property to Tenant under this lease agreement due to fire, eminent domain, acts of nature, acts of war, or if the property is unavailable because of delay for reasons beyond Agent or Owners control, Tenant hereby agrees that Agent and Owner's sole liability as a result of any of these conditions is the full refund of all consideration previously tendered by Tenant pursuant to the terms of the lease. Tenant also agrees that in the case of a double booking, Tenant will be entitled to a full refund of all consideration previously tendered by Tenant. Tenant agrees to release and indemnify Owner and her agent from and against liability for injury to the person of the tenant or to any member of his household or to anyone on said premises, whether invited or not invited by Tenant, resulting from any cause whatsoever, except only such a personal injury caused by the negligent or intentional acts of the owner or her agent. Guest shall not be entitled to any refund to e to unfavorable weather, mandatory hurricane evacuation or disruption of utility service, including cable and/or internet after occupancy. Tenant agrees to be responsible for any repairs necessary due to their negligence.*

MISCELLANEOUS: *This agreement shall not be binding against Owner or Agent unless and until Agent has received all of the gross rent and all checks have cleared the bank. Tenant acknowledges that they may not have possession of the premises until full rental amount set forth herein has been paid. Every effort has been made to assure that the information in this agreement and any advertisements for the property are correct. Owner cannot be held responsible for advertising errors. Any changes to this agreement must be in writing and agreed to and signed by all parties.*

IN WITNESS WHEREOF this agreement is executed and each party shall keep a copy. NOTICE: this is a legally binding contract. If not understood, seek competent advice.

Tenant

Date

Tenant

Date

Chicks Beach Rentals

Date