

Surfside Beach House RENTAL AGREEMENT

_____Beach Music _____Sound Waves
Beachestx.com beachesdjw@aol.com

I, _____ (the renter), agree to rent from Donna Clark, a beach house in Surfside Beach. Total number of people in my party is _____ which includes _____ adults and _____ children. We will be arriving on _____ (date) and departing on _____ (date). **Important:** Check in time is 4:00pm and check out time is 11:00am. I agree to pay the total rental fee of _____ plus 10% hotel/motel tax and \$300 refundable deposit. Fifty percent (50%) of the rental fee will reserve the dates, amount _____. The balance is required 30 days before the arrival date_____.

Upon payment, the following terms and conditions apply:

1. A down payment of fifty percent (50%) of rental fee will reserve desired dates. The other half of the rent, 10% hotel/motel tax plus deposit is due 30 days before arrival date. Security deposit is mailed back within 30 days after the end of rental. You are required to leave the beach house in the same condition that you found it. Additional or extra cleaning will be deducted from deposit.
2. Cancellation Policy requires written notice (or email). If this agreement is cancelled 31 days or more before the arrival date the down payment will be returned less a \$100.00 processing fee. There are no cancellations during high season or holidays. No refunds for bad weather. Should a hurricane or other natural disaster occur, a full refund or prorated rent will be given only after mandatory evacuation has been issued.
3. Pets are not permitted unless authorized with additional deposit
4. Renter is an adult over 25 years of age and will be an occupant of the beach house during the entire rental period. No rentals will be made to persons under the age of 25. Any reservations under false pretenses will be subject to forfeiture of advance payments, rent and deposit. Violation of this rule could result in eviction.
5. Sleeping Capacity/Disturbances. Maximum number of guests is 22 at Beach Music and 14 at Sound Waves. If maximum occupancy is exceeded, renter will be asked to vacate property and forfeit any rental payments and deposits. Any acts which interferes with neighbors' right to quiet enjoyment of their property can result in eviction and forfeit of rental payments and deposits.
6. Renter's Liability. The renter agrees to accept liability for all damages caused to the property (other than normal use) by Renter or Renter's guests. If damages or extra cleaning are in excess of security deposit, Renter agrees to reimburse Owners for all costs incurred to repair or replace the damaged item(s) within 30 days.
7. Release of Liability. I hereby permanently release Paul and Donna Clark and their representatives from liability for any injury, loss or damages caused to me or my guests and personal property that may be caused by accident, event, fire, theft or other casualty during the rental period.
8. We ask our guests/renters to please take care of our beach house as if it was your own. Information provided may change without notice due in part to items that may be lost, misplaced or broken. Owners strive to maintain property in optimum working condition, but appliances and mechanical problems can arise. No refunds will be given for short-term appliance or mechanical failures. The beach house operates on a septic system so please do not place anything other than toilet tissue in toilets at any time.
9. Every effort will be made to protect the property by Renter, including, but not limited to: restricting fires to the fireplace or beach, no illegal activities, absolutely no BBQ grills on deck. Upon departure, Renters will lock all doors and windows and turn AC/Heat off. Excessive use of electricity will result in service charge.
10. Renter is required to leave property in good/clean condition in order to receive deposit refund (bring your own cleaning supplies). A) All beds must be stripped of linens and made up B) All floors must be swept, mopped and vacuumed C) All dishes must be washed and put away D) All trash must be bagged and placed downstairs E) BBQ pit cleaned F) Fireplace cleaned G) Refrigerator empty and cleaned H) AC/Heater turned OFF
11. This agreement is made pursuant to, and shall be governed by, Texas Law. Our rental management company, Coastal Sisters Charming Rentals, has the right to enforce above rules.

Renter Signature _____ Printed Name _____

Address _____

City _____ State _____ Country _____ Zip Code _____

Cell Phone _____ Email _____

Heard about us via _____ Been to Surfside before _____

Send check to:

Donna Clark, 860 Lake View Drive, Montgomery, TX 77356

Phone: 936-522-6198 Email: beachesdjw@aol.com

Map and key instructions are on our web page at beachestx.com