

Weber Beach Rentals Agreement

Property Location: 7 Dogwood Avenue, Tybee Island, Georgia, 31328

CHECK-IN TIME IS AFTER 3:00 PM EST AND CHECK-OUT TIME IS 10:00 AM EST. No early check-in or late check-out is permitted.

1. This is a NON-SMOKING unit. Smoking is permitted only on screened porches and in courtyard.
2. Pets are permitted only with prior approval and variable pet fee (non-refundable). Pet fee starts at \$50, dependent on type/size of animal. Pets must be current on vaccinations and flea/tick prevention. Documentation must be provided if requested. The pet fee is for additional cleaning, etc. The pet fee does not cover damage and is separate from the refundable damage deposit outlined herein.
3. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. Exceptions may be made only with prior agreement.
4. **DAMAGE/RESERVATION DEPOSIT:** A damage deposit of \$200 is required. This must be received when booking the reservation. The deposit is NOT applied toward rent; however, it is fully refundable within fourteen (14) days of departure, providing the following provisions are met:
 - a. No damage is done to the unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
 - c. All debris, rubbish, and discards are placed in outside trash container, and soiled dishes are placed in the dishwasher and cleaned. Laundry is left in the hall between bedrooms.
 - d. All keys are left on the kitchen countertop and unit is left unlocked.
 - e. All charges charged during the stay are paid prior to check-in.
 - f. No linens are lost or damaged.
 - g. No early check-in or late check-out.
 - h. The renter is not evicted by the owner (or owner's representative), the local law enforcement, or the security company employed by the owner.
5. **PAYMENT:** 50% of the total rental rate is required to book your reservation with the rental agreement, in addition to the \$200 damage/reservation deposit. The 50% advance payment will be applied toward the rental. Please make payments in the form of traveler's checks, bank money orders, cashier's checks, or personal checks payable to Paul Weber. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date. Lost key/lockout fee is \$50.
6. **CANCELLATIONS:** A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay and are made within sixty (60) days of the arrival date forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
7. **MONTHLY RESERVATION CANCELLATIONS:** Monthly renters must cancel one hundred and twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must give at least ninety (90) days notice of any such change to avoid fees or penalties.
8. **MAXIMUM OCCUPANCY:** The maximum number of guests is limited to six (6) persons. This property requires a minimum three (3) night stay, available off season only. In season rentals are

weekly only (Saturday-Saturday). No unapproved guests, large parties, or gatherings are allowed.

9. Longer minimum stays may be required during holiday periods, at the property owner's discretion. If a rental is reserved for less than three (3) days, the guest will be charged the three (3) night rate.
10. ADDITIONAL FEES: Rates include a one-time linen/towel setup. Taxes and housekeeping fee are included in the stated rental rate. Pet fee, when applicable, starts at \$50 (non-taxable), with prior approval only.
11. NO DAILY MAID SERVICE: While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We suggest that you bring beach towels. We do not permit towels or linens to be taken from the units.
12. RATE CHANGES: Rates are subject to change without notice.
13. FALSIFIED RESERVATIONS: Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and/or rental money, and the party will not be permitted to check in.
14. WRITTEN EXCEPTIONS: Any exception(s) to the above mentioned policies must be approved in writing. A signed agreement must be provided at least 14 days prior to the reserved check-in date.
15. PARKING: Ample parking is available in front of the house. The white crushed rock driveway is reserved parking for your house.
16. HURRICANE OR STORM POLICY: No refunds will be given unless:
 - a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning Area" and/or
 - b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of vacationing guest. The day that the National Weather Service orders a mandatory evacuation in a "Tropical Storm/Hurricane Warning" area, we will refund:
 - i. Any unused portion of rent from a guest currently registered
 - ii. Any unused portion of rent from a guest that is scheduled to arrive and wants to shorten their stay to arrive after the Hurricane Warning is lifted
 - iii. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
17. There is wifi access at the property. The network is Netgear70. The password is littlesquash533.
18. Trash pickup days are Tuesday and Friday. Please move the container to the curb the night before for pickup. Please return the container to its original location after it has been emptied.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____

Check-in Date: _____ **50% Deposit Amount/Ck#** _____

Check-out Date: _____ **\$200 Damage Deposit Ck#** _____

Please make checks payable to Paul J Weber

Mail to: 6920 Johnny Mercer Blvd, Savannah GA 31410