

EXHIBIT A: RENTAL RULES

Just Be 704 OCEAN BLVD., WEST, HOLDEN BEACH, NC 28462

ACCOMMODATIONS

Individually and privately owned, our rental home reflects the taste of our family. Our home has Owner's Locked Closets. Tampering with locked closets will result in a charge to Guest's security deposit.

APPLIANCES

Appliances will be used for their intended use at all times.

AREA GROWTH

Construction & remodeling is occurring all along the coast of N.C. Homeowner cannot be responsible for homes that may be under construction next to or near our home that our guests rent, or for beach renourishment. New construction or beach renourishment may also alter views from the property.

CAMPERS

No campers, tents, or motor homes are allowed on the premises. Town ordinances prohibit occupancy of such outside of the campground.

CANCELLATIONS

Cancellation of a confirmed reservation must be received IN WRITING for Guest's protection up to 60 days prior to rental. We encourage all renters to purchase traveler insurance.

CHECK-IN TIME IS 4:00 PM

Please remember that during prime season (June, July, and August), our home must be readied for occupancy within a very tight time frame! In a few cases, our home might require maintenance repairs, additional cleaning time, etc. We will make every effort to ensure that our property is clean and ready for occupancy by 4:00 PM, but it is not guaranteed. However, in certain situations, it may be necessary to delay occupancy until the property is ready. There are no refunds for late occupancy. Please do not enter the rental property before check-in time. Parking at the property prior to check-in may delay cleaning and inspection.

CHECK-OUT TIME IS 10:00 AM

The home must be vacated by 10:00 AM SHARP on check-out day or the guest will be subject to a late check-out fee up to twice the daily rental rate for any portion of the day the tenant remains on/in the premises. This rent, plus any and all legal fees or other expenses resulting from this late check-out, shall be paid by the tenant. Check-in and Check-out times are strictly enforced to have our home ready for your vacation.

INSPECTION

To ensure that the home is well maintained, cleaning and cross-inspection will occur after each departure by (1) our personal housekeeping team (2) our Personal Property Manager.

Upon departure, Guests are required to:

- **(A)** Empty all trash cans and remove trash from areas outside the home.
- **(B)** Wash and put away all dishes, pots, pans, and silverware in proper cabinets.
- **(C)** Ensure the home stays reasonably clean during your stay, i.e., vacuuming, sweeping, etc.
- **(D)** Leave furniture and other contents in their original location and condition (Please refrain from moving any furniture).
- **(E)** Leave sheets on bed (do not make beds) and put towels on the bathroom floor.

Failure to comply could result in a charge to Guest's security deposit.

DISCLOSURE

The property manager/agent is employed by and represents the property Owner. Rentals are subject to the provisions of this agreement.

ENTIRE AGREEMENT

This agreement includes all of the agreements, and no representation, inducements, or other provisions are contained in this agreement. This agreement is binding. If any party does not understand it, the party should seek legal help.

EXPEDITED EVICTION

If the tenant's occupancy is for thirty days or less and the tenant does any of the following, eviction will follow the procedures set forth in Article 3 of Chapter 42 of the N.C. General Statutes: Holds over possession after his or her tenancy has expired; Has committed a material breach of the terms of the vacation rental agreement that, according to the terms of the agreement, results in the termination of his or her tenancy; Fails to pay rent as required by the agreement; Has obtained possession of the property by fraud or misrepresentation.

FAIR HOUSING

The homeowner conducts business without respect to race, color, religion, sex, or nationality.

FORUM SELECTION CLAUSE

A) This agreement shall be governed by and interpreted in accordance with the laws of the State of North Carolina. B) This agreement shall be treated as though it were executed in the County of Brunswick, State of North Carolina, and were to have been performed in the County of Brunswick, State of North Carolina. Any action relating to this agreement shall only be instituted and prosecuted in courts in Brunswick County, North Carolina. Lessee/Tenant(s) specifically consents to such jurisdiction and to extraterritorial service of process.

FURNISHINGS

Homeowners have furnished the home with basic and many additional amenities for the comfort of their family and our guests in regards to housekeeping. Pillows and bedspreads are provided. Linens provided: bedding, towels, blankets. Paper products (1 roll of toilet paper in

each bathroom and 1 roll of paper towels), dishwashing soap, and dishwasher detergent are also provided.

GUESTS

Guest and people other than those in the Guest party set forth above may not stay overnight in the property. Any other person in/on the property is the sole responsibility of Guest. The home is not to be used for any type of house party nor should it be used for any illegal activities or a domicile of inequity. Please observe all noise ordinances as no loud music, no fireworks, no Chinese sky lanterns and no block parties are allowed on the island.

GRILLS AND FIRES

Absolutely NO grilling on decks, porches, or under porches. Grilling is only permitted in the driveway 5' from structure. Town ordinances do not allow fires on beach strand.

HOUSEKEEPING

There is no daily housekeeping service. Daily maid service is not included in the rental rate.

HURRICANES

It is strongly recommended that you obtain travelers insurance. Refunds will not be issued for stays interrupted by hurricanes or other weather related events or island closings; events of this nature are outside of the Homeowner's control. For absolute clarity, it is the guest's responsibility to purchase appropriate travel insurance including if you are traveling during Hurricane season, (June 1 - November 30th).

KEYS/ENTRY CODE

Master entry code will be sent via email or text message to guests in lieu of keys.

LANDLORD SHALL PROVIDE

The property shall be in safe, clean condition and shall meet the building and housing codes. Owner repairs shall be made upon proper notification.

LIABILITY

The home is privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowner is 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 they invite to use the premise.

EXTERIOR LIGHTING

Please use exterior lighting only briefly due to nesting sea turtles and hatchlings.

LINENS AND TOWELS

Linens and towels are included.

MAINTENANCE/MAINTENANCE BY TENANT

Tenant shall comply with all laws and keep the premises clean and safe as possible. Dispose of all garbage and properly use the town trash cans as provided and required. Keep the plumbing free of toys, debris, feminine hygiene products, "flushable" wipes, and other foreign items. Tenant is not to allow damage to premises. Report all damages and problems to Homeowner immediately.

OCCUPANCY

We rent to 25 years of age or older. The number of Guests occupying our property is limited to no more than 9, and the number stated on the confirmation, with the exception of an infant requiring a crib. These limits are strictly enforced. Exceeding the specified occupancy constitutes a breach in the lease agreement and will lead to termination without refund of rent and possible security deposit charges.

PARKING

Parking is limited to 4 vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road or sidewalk is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

PAYMENT

All final rental funds are due in full 60 days prior to occupancy. If paying by check, please add 10 business days for payment to clear as well as any transit time (if paying by mail).

PERSONAL PROPERTY

The Homeowner will not be responsible for personal items left behind.

PETS

Pets are not allowed.

REFUNDS

All equipment in our home should be in working order. Please report any inoperative equipment to the homeowner promptly! The Homeowner will make every reasonable effort to have the problem corrected. Under no circumstances will there be a reduction of rent or a refund for any mechanical failure of air conditioning, heating unit, dishwasher, washer, dryer, internet access, TV, blender, toaster, or other appliances.

RIGHT OF ENTRY

The Homeowner and/or Property Manager and/or their representative have the right to enter the premises during tenancy to inspect or to make repairs.

SMOKING

SMOKING IS NOT allowed in the home at any time. Any violation will result in forfeiture of the security deposit.

****** Please include this page with your signed rental agreement ******

SIGNATURE PAGE

By signing this agreement, you agree to abide by the terms of this agreement, you agree that you will be onsite at **Just Be** for the duration of the week, and you also agree that you are not renting this home for a third party.

GUEST SIGNATURE: _____ **Date:** _____

Name Printed: _____

Phone #: _____ **Email:** _____

Mailing Address: _____

HOMEOWNER SIGNATURE: _____ **Date:** _____

NAME OF OCCUPANTS DURING YOUR STAY (Please list ages if UNDER 25):

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____