

JUST BE SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "Agreement") is made by and between **Just Be, Alan and Debbie Fletcher** ("Homeowner") and _____ ("Guest") as of the date 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 **704 OCEAN BLVD., WEST, HOLDEN BEACH, NC 28462**. The property is furnished and includes the following contents as well as additional decorative furnishings:

- **BEDROOMS (4):** 2 king bed master bedrooms, one full bedroom, one bunkroom (queen and full) protection barriers on all mattresses, 4 flat screen TVs, baby gate, pack and play, booster seat.
- **KITCHEN:** 1 standard 10-cup coffee maker, Keurig coffee maker, crockpot, 12-piece place setting dishes, 12-piece-place setting of silverware, assorted beverage glassware, assorted pots & pans with accompanying cooking utensils, assorted knife set, can opener, assorted bowls, and plastic storage containers.
- **LIVING AREA:** Smart TV, games, books.

2. MAXIMUM OCCUPANCY

The maximum number of guests is limited to 9 people. No additional guests are allowed and if found in violation guest will be asked to vacate immediately by owner and/or property manager. The Town of Holden Beach rates each home for occupancy limit for sewer rates and also to comply with fire regulations, thus there cannot be any additional guests allowed over 9.

3. TERM OF THE LEASE

The lease begins at 4pm on _____ (the "Check-in Date") and ends at 10:00 a.m. on _____ (the "Checkout Date").

4. MINIMUM STAY

This property requires a 7-night minimum stay in prime season.

5. RENTAL RULES

Guests, while at the property, agrees to abide by the Rental Rules attached as *Exhibit A* at all times.

6. ACCESS

Guests shall allow Homeowner/property manager access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. SECURITY DEPOSIT

A security deposit of **\$500** is required. The deposit is for security and shall be refunded within 10 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 the Homeowner due to the Guest's stay.

If the premises appear dirty or damaged upon Check-in, guest shall inform the Homeowner immediately. Otherwise, we will consider the home satisfactory, and no return of monies will be considered.

8. CANCELLATION POLICY

Monies will be considered refunded as follows:

- **100% refundable** (less \$200 cancellation fee) if cancelled 60 days or longer prior to Check-in Date.
- **50% refundable** if cancelled **31 to 59** days prior to the Check-in Date.
- **0% refundable** if cancelled within 30 days of the Check-in Date.

9. INSURANCE

We encourage all renters to purchase traveler insurance. There are affordable traveler's insurance programs available. We do not have a policy included in our rental agreement.

10. IDENTITY VERIFICATION

We required a valid driver's license for verification of identity and age.

11. PAYMENT

Acceptable payment methods are personal check, cashier's check, certified check, Paypal or Venmo.

The parties agree to the terms of this SHORT TERM RENTAL AGREEMENT, as evidenced by the signatures set forth below.

Homeowner Signature: _____ **Date:** _____

Guest Signature: _____ **Date:** _____