

SUNRISE BOAT HOUSE (SBH) RENTAL AGREEMENT TERMS

The house is located at (**exact location will be provided with check-in information**).
It is a lakefront home on the north-east part of Lake Murray.

1. **CHECK-IN/CHECK-OUT:** Check-in time is after 4pm local time and check-out time is by 10am. No early check-ins or late check-outs unless cleared in advance with the homeowner. Check-out is promptly at 10am, as a full six hours is needed to clean and sanitize the home between renters. Late check-outs are subject to a penalty of \$10. per minute, up to a maximum of \$350. per day.
2. This is a **NON-SMOKING HOME**. Evidence of any type of smoking inside the home (e.g. cigarettes, cigars, marijuana, "e-cigarettes", "vapes", or any others) will result in a loss of any security deposit plus an extra fee of \$500. for steam-cleaning & deodorizing the home.
3. **PETS:** 1-2 dogs, under 50lbs., may be approved to stay at this home on a case-by-case basis. Approval is at the discretion of the homeowner and NO other types of pets are allowed. A \$150. non-refundable pet fee is required for any pet staying at SBH. Evidence of an unapproved pet at the home will result in a loss of security deposit plus an extra pet fee of \$300. Prior to check out, the pet owner is responsible for cleanup and removal of all pet excrement from the yard. A pooper-scooper and rake are provided. If pet excrement is not removed from the yard prior to check-out, it will result in a service fee of \$100.
4. **AGE OF RENTER**The primary renter of the home must be a minimum of 25 years of age. We will not rent to vacationing students or persons under 25 years of age unless accompanied by an adult guardian 25 or older that is staying on the property throughout the entire reservation time frame.
5. **DAMAGE DEPOSIT:** A \$500. refundable damage deposit is required for visitors without pets. A \$1000. refundable damage deposit is required for visitors bringing an approved pet to SBH. The damage deposit is NOT applied toward rent; however, it is fully refundable within 10 business days of check-out, provided the following provisions are met:
 - No damage is done to the home or its contents, beyond normal wear and tear.
 - No charges are incurred due to contraband or collection of rents or services rendered during the stay.
 - All soiled dishes are placed in the dishwasher and started on a cleaning cycle prior to departure.
 - Any used beds are stripped of sheets (mattress covers should be left in place) and placed in the basket in the laundry closet.
 - Kitchen trash is removed from the home and put in exterior trash bin located in the car port area.
 - All kayaks (3) are returned to the kayak storage rack, both SUPs (2), the floating oasis (1) and any used lake floats or other equipment utilized, is returned to the storage shed, and the storage shed is left locked.
 - The storage shed and gate keys are left in the kitchen key rack.
 - Pet excrement is removed from the yard.
 - Any charges accrued during the stay are paid prior to departure.
 - No linens, towels, or anything else in the home is missing, becomes lost, or is damaged.
 - The home is left locked and secure.

6. **CANCELLATIONS:** A 30-day notice from arrival date is required for cancellations to receive a full refund. Cancellations made between 14-30 days before check-in will receive a 50% refund. For any cancellations made within 14 days of check-in, no refunds will be provided. Cancellations or changes that result in a shortened stay, if made within 14 days of the arrival date, forfeit the full payment unless the property is re-rented.
7. **MAXIMUM OCCUPANCY:** The maximum number of guests permitted at the home at any time is ten (10). The maximum number of overnight guests permitted at the home is seven (7).
8. **PARTIES AND EVENTS:** Parties and events are strictly prohibited. No guests other than those staying in the home as part of the rental agreement are permitted to stay at the home.
9. **MINIMUM RENTAL DAYS:** The property requires a three (3) night minimum stay; however, longer minimum stays may be required during peak periods and holidays.
10. **NO DAILY CLEANING SERVICE:** Daily cleaning service is not included in the rental rate.
11. **LINENS AND TOWELS:** Both bathing (9) and lake towels (12) are provided. Guests will be charged for any missing or damaged bed linens and/or towels.
12. **PAPER PRODUCTS, SOAPS, ETC.:** There will be an initial supply of toilet paper, paper towels, hand soaps, garbage bags, dishwasher detergent, and most other everyday disposables, but these items are not refilled during the stay. Guests are responsible for providing any additional items that are needed.
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. **RIGHT OF ENTRY AND ACCESS:** Property owner or their designated representative reserves the right to enter and inspect premises with a reasonable notice (a minimum of 12 hours' notice) to the Tenant.
15. **WRITTEN EXCEPTIONS:** Any exceptions to the above-mentioned policies must be approved in writing in advance.
16. **PERSONAL ITEMS:** The property owner is not responsible for acts of theft, vandalism or other damages to guest's personal items left in the home. We are not responsible for any personal items left at the home by guests upon departure. If a guest has left an item at the home and housekeeping locates it, we will ship the item to the guest for cost of the shipping fee plus a twenty-dollar service fee for the team member's time.

17. **LIABILITY:** The guest acknowledges that property owners cannot be held responsible regardless of fault, for any accident, loss, damage or injury suffered by the renter, members of their party or any other guests which the guest or their party have allowed access to the property, regardless if loss is a result directly or indirectly from acts of God, dangers incident to the sea, any body of water, fire, breakdown of machinery, equipment, acts of government or other authorities, delays or cancellations of or changes in itineraries or schedule or from acts of omission. Furthermore, the guest will release and hold harmless any and all parties involved with the rental, management, and reservations of the property and to release and hold harmless its owners or representatives for any loss or damage to personal property or for any injury and/or death.
18. **GUEST RESPONSIBILITY:** Guests are responsible for the property, its contents, themselves, and visitors during occupancy. Guests must lock windows and doors securely when not on the premises. The Guest named on this reservation personally guarantees the safe keeping of this Rental Home during their stay and will be responsible for ensuring that both themselves and all guests, whether they are registered in the Rental Home or not, adhere to the rules and regulations affecting the building and/or community that you are staying in.
19. **GOOD NEIGHBOR POLICY:** This rental home is in a neighborhood that includes both short-term guests and year-round residents. Guests must observe all rules and regulations related to the rental home rented, including community rules posted in the property or neighborhood. All guests, as well as owners, are required to conform to all rules and regulations of the properties, notably late-night noise (considered after 10pm), the personal use of rented or personal boats/jet skis docked at the property, and other general courtesies.
20. **HURRICANE/SEVERE WEATHER CLAUSE:** Please check the weather prior to your arrival and during your travel to the home. No refunds will be given for storms. You may choose to purchase independent trip/rental insurance. In the event that there is a mandatory evacuation anywhere along the South Carolina coast during the guest's reservation time period, the homeowner has the right to cancel their reservation. Guests will be provided with the opportunity to reschedule their stay on alternative, available booking dates and a 15% discount off the daily rate of the new booking dates will be extended for guest inconvenience.
21. **GENERAL RULES:** Special events or social functions, such as but not limited to weddings, parties, promotional events, or events with multiple attendees who are not registered guests, are not permitted without written permission in advance from the homeowner. These policies and rules are meant to protect our guests and homeowners alike. All guests, as well as owners are required to conform accordingly. Violators are subject to eviction. Violation of these Policies and Rules by the guest could result in additional charges, eviction, and/or the forfeiture of advance payments of rent and/or Damage Deposits. The homeowner reserves the right to refuse future reservations to any guest who has violated these rental Policies and Rules in the past.

The home is privately owned; the owners are not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. 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 who they invite to use the premises. By signing below or accepting to rent the home through any third-party agency, I agree to all the terms and conditions of this agreement.

Owner's Signature: *Stephanie Armstrong* Date: _____

Renter's Name: _____ Age: _____

Renter's Signature: _____ Date: _____

Renter's Home Address _____

Mobile Phone: _____ Email: _____

A copy of a government issued ID must be provided along with the signed lease for all reservations.

Please list all guests (and their ages, if under 25) who will be staying at the property:

Guest Name	(Age, if under 25 years old)