

Rental Policies

An up charge of \$500 is added to all rates for holiday (Easter, July 4th, Thanksgiving, Christmas, New Years). Taxes of 10% are added to all rates. Security/damage deposits are refundable if the reservation is canceled. All other monies are refundable only under the following circumstances: (1) the home has become unfit for habitation; (2) the home is re-booked for the same period and for the same amount as the original booking. If a portion of the rental time is re-booked, a pro-rata refund will be made. All refunds will be subject to a deduction equal to 10% of deposits paid. Assuming no problems, the security deposit will be returned within two weeks of the departure date.

- * The owners reserve the right to enter the house at reasonable intervals to make repairs or correct problems.
- * Evidence that more people than have been paid for have stayed in the house will result in forfeiture of the deposit.
- * Guests are expected to conduct themselves properly while on the property. Excessive noise, shooting fireworks, parking in the neighbors' driveway, or other behaviors resulting in complaints by neighbors or calls to police will result in forfeiture of deposit. Repeated complaints will result in eviction.
- * Renters may keep a maximum of four cars on the premises. Two must be parked in the garage and two in the driveway. Motor homes and boats are not allowed. If motorcycles or jet skis are brought to the house, they must be parked in the garage. Guests of renters may not park in the neighbors' driveway (it is a shared driveway but the dividing line is obvious) and must leave their cars on the west side of A1A. Vehicles or boats may not be left on the roadside overnight.
- * Guests are liable for all acts of the family or any persons invited onto the property during their stay; guests understand that there are certain risks inherent to persons and property located near the ocean.
- * Pets are not considered on a case by case basis with signed Pet Agreement and fee of \$250 + 10% tax. An additional damage deposit of \$500 will be required when a renter brings a pet.
- * Smoking is not allowed inside the house. Any evidence of smoking inside will result in forfeiture of the deposit.
- * Trash collection is one day only... on Monday. Please be sure that your household trash is put in the cans and tightly closed by Sunday night.
- * Please use the grill in the driveway and NOT on the deck!

* Renter hereby agrees to indemnify, defend, and hold harmless Robert and Ann McAfee and Judy and William Wren (collectively, the "Owners") from and against any and all claims, damages, expense (including, attorneys' fees) or liability arising from Renter's actions during the term of this Rental Agreement, the performance of any repair, renovation, or maintenance to the property, or otherwise from the Renter's (or any contractor, agent, employee, invitee or guest of Renter) use or occupancy of the property. This indemnity will include, but not be limited to, claims or liabilities asserted against Owner based upon negligence, strict liability or other liability, however founded, by any third party, and all costs, attorneys' fees, expenses, and liabilities incurred or paid by Owner in the defense of any such claim. Owner may defend any such claim at Renter's expense by counsel selected by Owner. Furthermore, as a material part of the consideration to Owner for the entering into this Rental Agreement, Renter assumes all risk of damage to property or injury to persons in, upon, or about the property arising from any act or omission of Renter, Renter's agents, employees, contractors, licensees, guests and invitees. In the event of termination of this Rental Agreement, Renter agrees that all indemnification provisions of this Rental Agreement shall survive the termination.

If you have any questions or concerns, please contact immediately:
Seana McAfee; home 904-384-8932; email: seanamcafee@aol.com
Bill and Judy Wren: home: 904-396-7555; email: Judy@wrenbeachrentals.com
Ann and Bob McAfee: home: 904-388-9151; email: bob-annmcafee@comcast.net

I have read, understand, and agree to abide by the policies described above.

_____ / _____	_____ / _____
Renter Signature Date	Manager Signature Date