

Island Breeze
106 8th St.
Ocean City, Md 21842

Please call to confirm availability and rates before completing.

Rental Agreement

This is a License to Use Agreement NOT a Lease subject to Maryland Tenant-Landlord laws. Joseph & Terri Evans dba. Island Breeze herein referred to as "Owner", and the undersigned, herein referred to as "Guest(s)", agree to the following terms of rental for a room or apartment.

Only one Guest of the party will sign the Agreement. Guest must be 24 years of age and an occupant of the unit during the entire rental week. **A photocopy of this guests ID is required.** Other occupants may only be family members, friends, or responsible adults. The Guest is responsible for payment, deposits, or other responsibilities as detailed in the rental agreement. Please read this rental agreement carefully. Violations of this Agreement will result in eviction without refund.

GUEST NAME: _____

Unit # _____

DATE OF SIGNATURE: ____/____/____

DATE OF ARRIVAL: ____/____/____ thru **DATE OF DEPARTURE** ____/____/____

OCCUPANCY: No more than _____ persons.

RATE:

Room \$ _____

Tax \$ _____ (10.5%)

Total \$ _____

Signed contract and below deposit is due at the time of reservation. Total amount above is due 30 days prior to arrival. Please mark this on your calendar, as no invoice is sent for the final payment. **Checks should be made out to Joe or Terri Evans**

DEPOSIT: In addition to the above charges a security deposit of _____ is due at time of reservation. Deposit shall be held by owner to be used against damages to the premises, additional cleaning, missing items, and/or charges incurred due to violations of this Agreement. **Rooms shall be free of trash and left in the same condition as when the Guests checked in.**

CANCELLATION: No Refunds. If total payment is not received 30 days prior to arrival Owner will cancel Guests

reservation and attempt to re-rent. If re-rented the deposit will be refunded minus \$100 booking fee and any difference in rate. If not re-rented deposit will not be refunded.

NOISE: The Town of Ocean City has adopted a Noise Control Ordinance that makes it unlawful to cause or permit levels which exceed those established by the Department of Health and Mental Hygiene of the State of Maryland. It shall be a violation of this Agreement and grounds for immediate removal from the property, if these noise levels are exceeded as a result of Guest activity on the property. The Town of Ocean City has additional noise ordinances, which are criminal offenses if violated.

PETS: Well behaved, quiet, and non-aggressive dogs are allowed, but must be approved prior to check-in and are subject to an additional \$50 fee. Any pets found on property without prior approval will be subject to \$150 fee.

PARKING: Each unit at the Island Breeze includes **one parking** space in our driveway. However, please be aware you will most likely be blocked in by other renters and will not be able to come and go freely. If this does not work for you there is ample street parking within walking distance. In addition, the free west Ocean City parking lot is just one mile away and has a \$1 shuttle to downtown.

GUESTS' OBLIGATIONS:

All Guests shall:

- **Bring their own sheets, towels, beach towels, paper products, and toiletries**
- Permit no noise in violation of the Town of Ocean City Noise Ordinance
- Permit no damage of any kind to the property
- Permit no garbage outside the property
- Permit Owner to enter the property at all reasonable hours
- Return the premises in the same condition as when the Guests checked in.

NON SMOKING: Smoking is not Permitted within the property.

CHECK-IN TIME: 3pm

CHECK-OUT TIME

11:00am. Keys may be left in unit. At owners discretion a \$100 per hour fee may be charged for each hour (or portion thereof) past the check out time

CLEANING: At check-out make sure that the home is generally picked up and ready to be vacuumed, dusted and sanitized

- Make sure that dishes are done
- Place all trash in outside receptacles in the garage
- Clean out the refrigerator and cabinets. (You are welcome to leave any unopened, non-perishable items.)
- Ensure that any beach chairs and/or games are returned to garage

If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$50 per hour.

REPAIRS & DAMAGES: Guest agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Guest or Guests guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Guest agrees to reimburse

Owner for costs incurred to repair/replace damaged items. If damage repair and/or replacement is necessary, Guest will be billed at an hourly rate of \$75.00 plus parts or materials on the actual cost to repair the damage. After the 1st hour, the rate lowers to \$55 an hour.

Toilets shall not be used for any purpose other than that for which they were constructed, and no sweepings, sanitary pads, diapers, rubbish, rags, or garbage shall be placed therein. Any stoppage of the sewer lines through the neglect of the Guest shall be repaired at the expense of the Guest, and the Guest will reimburse Owner for any damage caused by escape or overflow of water resulting from any cause.

REMEDIES: Guests understand that Owner may remove Guests from the property immediately upon violation of this Agreement with no refunds.

HOLD HARMLESS: Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither does Owner accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Please mail a copy of this agreement, monies due, and a copy of Guests ID to:

Terri Evans
24730 Red Hill Ct.
Hollywood, MD 20636

Thank you and enjoy your stay in beautiful Ocean City MD!!