**GUEST RENTAL AGREEMENT**

**BREEZY**

 **216 24th AVENUE NORTH.**

 **North Myrtle Beach, SC 29582**

 It is understood that this property is being reserved for the time frame and for the amount specified in electronic correspondence.

**REGISTRATION**

The Guest PARTY responsible for booking the property agrees that upon written request of the OWNER he or she will register each Guest by providing the name, sex and age of all persons the Guest Party authorizes to occupy the property overnight. Additional Guests may be accommodated with consent of the Owner. Additional charges for newly authorized Guests may be assessed based on the average paid by authorized Guests.

**OCCUPANCY**

Guests may occupy the entire premises, grounds and pool for the period agreed upon in correspondence. CHECK IN TIME is 4:00pm. CHECKOUT TIME is 11:00am. Guests agree to honor check in and check out times. If the property is not vacated on time, owner’s agents are authorized to remove Guest’s belongings from property sufficient to allow cleaning and maintenance. Owner will take reasonable precautions the belongings are out of the weather but has no legal responsibility for such property

**PET POLICY**

This is a pet friendly property. However, guests should take measures to prevent damages, clean and pick up after them. Please use a blanket or other covering when pets are allowed on furniture, Normal wear is expected and acceptable.

**RENTAL AMOUNT AND PAYMENTS**

The Rental Amount and payment schedules when booking through VRBO, Airbnb and other booking portals is specified in correspondence through these portals. When booking directly OWNER the Rental Amounts and Payment Terms are as agreed in text and email messaging. Confirmation will be provided via email through willsbeachhouse@gmail.com or breezy216nmb@gmail.com Additional confirmation and messaging will be sent to you using the VRBO portal and messaging services.

**DISTURBANCE**

Occupancy and use of the premises and amenities shall not be in a manner to disturb other Guests or nearby residents. Owner has the right to terminate this agreement, ask disruptive Guests to vacate premises, and all monies will be forfeited. This would be highly unusual and hopefully will never happen. To date it has not happened.

**ACCIDENT**

Guests agree to hold owner harmless for any accident or injury whatsoever that may occur on the property during occupancy.

**DAMAGE**

Responsible Guest agrees to be responsible for damages and/or excessive cleaning. Responsible Guest agrees to pay for all costs incurred as a result of such damage.

Responsible Guest agrees to inspect and notify Owner of the following conditions:

1. Inadequate lawn care
2. Excessive liter
3. Inadequately cleaned gas grill and grill area
4. Inadequately cleaned charcoal grill and grill area
5. Un-bagged or improperly bagged and handled trash
6. Permit Owner to rectify any problem that may arise

Responsible Guest agrees to inspect and notify Owner of the following conditions:

1. Problems related to cleanliness of floors and counters
2. Insufficient paper goods in kitchen & bathrooms
3. Insufficient linens bath towels and wash cloths
4. Inoperable Appliances
5. Inoperable TV or internet service
6. Permit Owner to rectify any problem that may arise

**CLEANUP AND PERSONAL ITEMS**

Trash cans and plastic liners are provided within the premises and a large trash can picked up by the city is on the premises. Responsible Guest agrees to see that all trash is disposed of properly. We request the large green trash containers that are picked up by North Myrtle Beach be put on the side of the road Owner is not responsible for any Guest belongings which are lost, stolen, or left behind. Owner agrees to make a sincere attempt to return things upon request and at Guest’s expense.

**SMOKING**

Guests agree to refrain from smoking within the premises and to police the area surrounding the premises prior to departure.

**REPAIRS**

Owner is responsible for having air conditioning and appliances in good working order and in the event of a breakdown will make sincere efforts to repair or replace faulty equipment as soon as possible. However, Owner cannot be held liable for such breakdowns or inconveniences Guests might incur.

**FINAL NOTE:**

Owner provides paper goods, towels, linens and limited quantities of other essentials. Since the number of Guests we host varies considerably we do not make up the beds prior to your arrival. Linens supplied in plastic bags ensure cleanliness and we request they be used on beds that are used. There are no additional charges for cleaning, pool maintenance and the like. Additional charges may be agreed upon for special services. Such charges and payments may be negotiated with Owner or your Host.