

Dear Guest, thank you for choosing our home for your vacation! We hope that you have a pleasant stay.

By making a payment to secure a confirmed reservation all guests are agreeing to the terms and conditions of this rental agreement. Guest agrees to abide by the Terms and Rules outlined in this Rental Agreement at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property. In order to prevent cancellation of the reservation, any balance due must be made no later than the stated due date during booking or no later than 75 days before arrival. This Short-Term Rental Agreement (the "Agreement") is made by and between Walter and/or Edith Terolli, ("Homeowner"), and ("Guest") as of the date of payment made to secure the reservation. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at: **2000 North Ocean Blvd, Myrtle Beach, SC 29577**
The property is furnished and includes King Bed with linens, dresser, nightstands, Full or Queen size Sleeper Sofa (linens available in the top of the closet), Dining for 4 in Living area, Dining for 2-4 outside on balcony, Kitchen equipped with Refrigerator with Icemaker, Sink, Stove/Oven, Microwave, Coffee pot (Brewer and K-Cup), Pots/Pans, Plates, Utensils, Kitchen towel & Dishcloth, Full bathroom with tub/shower combination, Sink, Toilet, Hairdryer, Bath towel sets (bath towels, hand towels, washcloths), starter supply of Soap, Paper towels, Toilet paper, etc. Also, an Iron/Ironing Board, Beach Chairs, 2 Flat screen TVs, DVD Player, Games, Books, and much more!
2. **Rental Party:** Guest must be a minimum of 25 years of age in order to check in.
 - a) People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
 - b) **Maximum Occupancy:** The maximum number of guests is limited to the number of adults and children confirmed during your reservation process.
3. **Term of the Lease.** The lease begins at 4:00pm EST on the arrival date and ends at 11:00am EST a.m. on departure date. **Guest agrees to abide by the Terms and Rules outlined in this Rental Agreement** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
4. **NO Smoking.** Our resort is completely NO smoking which includes the condo, balcony, lawn and pool area. All smoking, electronic cigarette, vaporizer, and smokeless tobacco use of any kind is prohibited inside the suite, on the balcony, and all common areas of the resort including pool decks, hallways, and entryways. Illegal drug use is not only unlawful but NOT allowed in our home. Please be thoughtful of our home and other guests who expect that this policy is followed. Any guests that violate this house rule will face immediate eviction, forfeit the security deposit, full amount of the rental paid and be held liable for additional expenses related to deep cleaning and other related damages.
5. **Pets NOT allowed.** Any guests that violate this house rule will forfeit any security deposit and be held liable for additional expenses related to deep cleaning and other related damages.
6. **Within 48 hours of making your payment and booking your reservation, please email us at eterolli@yahoo.com the following info:** (This info will be used to setup your arrival file to ensure a smooth and stress-free arrival experience!)
 1. **Who is Staying?**
 - a. List of All Guests Staying (Name, Age, Relationship to you)
 2. **Guest Contact Information**
 - a. Guest Full name, mailing address, city, state, zip
 - b. Cell phone you will have while you are on vacation
 - c. Email
7. **Cancellation Policy:** If Guest wishes to cancel his/her reservation, the rental charges will be refunded as follows:
 - a) 100% Refund if cancelled 60 days prior to the Check-in Date less any travel insurance fees, less a credit card processing fee of 3.5% and less a cancellation fee of \$100.00 to help cover other administrative costs including attempting to fill the open reservation.
 - b) NO refunds for cancellations made less than 60 days prior to the Check-in Date, for early departure, for hurricanes, tropical storms or other inclement weather conditions, even if a mandatory evacuation is ordered.
 - c) Guests may mitigate potential losses by purchasing optional Travel Insurance offered online during the payment process or from a third-party provider. Although we do not offer insurance or endorse anyone; many travelers choose CSA Travel Protection. Phone (800) 349-8218
8. **Injuries, Illnesses, & Other Losses:** Homeowners are not responsible for any accidents, injuries, illness or other losses that may incur guests or others whom they invite to the suite, on or around the building premises or using the facilities/amenities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. When using the hot tubs, pools, and other amenities, there is a certain health risk. Use at your own risk. Please ensure children are supervised while in the suite, on the balcony or elsewhere on the premises. By making payment and booking this reservation, it is agreed that all guests, or others whom they invite to use the premises, are expressly assuming the risk of any harm arising from their use of the suite, the premises or using the facilities/amenities on premises.
9. **Access:**
 - a.) **Parking Garage:** The property is secured by a locked garage entry gate as well as a key code to enter the suite. Upon arrival to the property, please pull into the garage and use our owner gate code (provided to you a few days before your arrival date) to enter the secured parking garage.
 - a. Garage Parking, with **maximum clearance of 6' 7"**, is limited to one vehicle(s) per suite.

- b. Renters must always display the parking pass on the rear-view mirror. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
 - c. The Homeowners are not responsible for the loss of belongings or valuables left in vehicles.
 - d. Leave the parking passes inside the unit upon departure where they were found.
- b.) **Arrival Instructions with unit #, code for the entry door into the suite will be provided to you a few days before your arrival date. Please check your email** that you provided during the reservation process for this info.
- c.) **Homeowner Access:** Guest shall allow Homeowner access to the property for purposes of repair, emergencies and inspection. Homeowner shall exercise this right of access in a reasonable manner.
- d.) **Lost Keys or Re-Entry Service:**
- a. ****IMPORTANT:** there are two keys left in the lockbox for our guest's use – please be sure to leave one of the two keys in the lockbox at all times in case you lose the first key you will avoid being locked out of the condo. **We are NOT ON SITE** to let you back in if this happens.
 - b. For any lost keys there will be a \$75.00 replacement fee assessed. Also, if you fail to leave one key in the lockbox and lock yourself out of the condo and require emergency Re-Entry service there will be a \$150 re-entry fee assessed.

10. Housekeeping: Daily housekeeping service is not available. While linens and bath towels are included in the suite, daily maid service is not included in the rental rate. We suggest you bring beach towels for each guest. We do not permit bath towels or linens to be taken from the suite to be used outside of the suite. Also, **Linens and Bath Towels are NOT to be swapped out with the housekeepers on staff at the resort!** Our linens are not the typical hotel linen and we invest in a higher quality than is used elsewhere. So please be sure that the linens you find when you arrive are left in the condo when you depart.

11. General Care of the Suite:

- a.) Keep the property and all furnishings in good order. Please leave our home in the same condition you found it.
- b.) In cases of spills, please wipe up as best you can in order to avoid stains and/or damages.
- c.) DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed.
- d.) We are proud to provide our guests with the “Best night’s sleep at the Beach” with updated, luxury mattresses and linens. Help us to continue to be able to afford to keep this standard for our guests by NOT ALLOWING ANYONE TO STAND OR JUMP ON THE FURNITURE OR BEDS, please, please.
- e.) No grilling or fireworks are allowed from the balcony or premises.
- f.) The suite entry door must always be locked when unoccupied. When leaving the condo, please be sure to pull on the door to be sure it is closed and locked – just as you would do at home. For security and to avoid nuisance bugs, we also suggest keeping the entry door closed, even while occupied.

12. Departure Guidelines:

- a.) Leave parking pass, amenity bracelets (summer season only) and key(s) on top of the bookcase or entry table inside the suite on the day of departure.
- b.) Leave dirty kitchen and bath towels in the bathtub and bedclothes on the bed to be changed by departure maid service.
- c.) Remove and dispose of the refrigerator and freezer contents and Wash all dishes and put them away.
- d.) Remove and throw away any garbage. There is a garbage bin outside the unit next to the parking lot.
- e.) Please write in our guest book! We love to read about your stay and favorite things, memories and places. 😊
- f.) Prior to your departure date, please ask about a late check-out, if desired. If the suite is not booked for the same day, we will do our best to accommodate you. A nominal fee may apply. Otherwise, please ensure that you have departed prior to the check-out time of 11:00am EST.

13. Helpful Info about our Suite:

- **Laundry** facilities are on the 1st floor of the building. They are coin operated. Take a left after getting off the elevators.
- **Fitness Center** is located on the second floor of the building about halfway down the hallway – OCEANFRONT view!
- Living Area includes a Full or Queen size **sleeping sofa**. The sheets are in the top of the closet.
- **AC/Heat** - The control on the wall is simple to operate. Simply choose Cool, Heat or Auto. Then use arrows up/down to select desired temperature in degrees F. Please do not turn the temperature higher than 74 F or lower than 68 F.
- The **Shower** is easy to use. Ensure shower curtain is outside of the tub and the liner is on the inside to avoid flooding the bathroom floor. Turn the water on as if filling the tub by turning the knob counterclockwise. Make sure the drain is open, so the tub does not fill. Then to switch to shower mode, pull down at the bottom of the faucet where the water comes out. Lastly once in the shower, turn the handle on the shower head to select the water pressure desired.
- **Winter at the beach and the hot water...** so it's the beach and sometimes during colder months and lower occupancy our resort can have “slow hot water”... you will indeed have hot water but it may take 5 minutes or so for it to burble up. Never fear! If you experience this off-season feature, simply turn on the bath or kitchen faucet and let the hot water side run for a few minutes.
- **Free WIFI** in the suite. Turn on your WIFI on your device and choose a WIFI network that begins with the suite #.
- **Extra lightbulbs and batteries** for the remotes are in the cabinet above the refrigerator or the oven (unlocked cabinet).
- **Fire extinguisher** is in the cabinet beneath the sink.
- **Beach chairs and umbrellas** are available for rent from the City of Myrtle Beach lifeguards. However, feel free to use the two beach chairs inside the closet. Just please be sure to return them to the closet after using them.

Don't forget your bathing suits, beach towels and blankets, and your sunglasses. If you forget your book, feel free to read one of ours! We hope that you enjoy your stay and love our beach getaway as much as we do - It is our great pleasure to share it with you. If you have any issues or troubles during your stay, please let us know right away so that we may have the opportunity to make things right. If you have any suggestions, please let us know.