

RENTAL RULES

1. SMOKING is NOT ALLOWED WITHIN the House or garages AT ANY TIME.
2. PETS are not allowed on the property unless booked/paid for (\$200/pet).
3. The number of people in the house/on the property cannot exceed the maximum booked even if they're just stopping by for an hour. \$500 per person penalty beyond the number booked/disclosed in advance. (\$120/person if paid/disclosed in advance).
4. No jumping off decks/boardwalk walkways into the pool or dunes
5. No walking on the dunes
6. No moving furniture. It can scratch the floors.
7. No sleeping on beds without sheets
8. The cleaners are on a tight schedule so no dropping off of luggage prior to the check in time without prior approval, which would not be possible on days with a same day check in/out.
9. No fires
10. If you dig a hole on the beach, fill it in at the end of the day (town rule)
11. Don't leave chairs on the beach overnight. Put them on our boardwalk
12. No pool or deck furniture/chairs may be taken to the beach
13. Bath towels may not be taken to the beach.
14. Trash and Recycling bins should be put out to the curb the day before pick up and brought back the afternoon or next morning after pick up. Trash/Recycling pick ups are Wednesday mornings year round plus an additional trash pick up on Saturday mornings in May-October.
15. All trash should be placed in the bins and not left on the ground.
16. No plastic bags in the recycling bins
17. No running by the pool.
18. Wash your own dishes
19. Clean BBQ grills after use

20. No drinks or food on the pool table

21. Use only HE high efficiency laundry detergent

22. If you clog a toilet, it's your responsibility to unclog it.

23. Don't unplug lamps, wifi routers, etc.

24. The house is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. 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 whom they invite to use the Premise.

25. Keep the property and all furnishings in good order

26. Only use appliances for their intended uses

27. Parking:

Option A: PARKING – Parking is STRICTLY limited to 12_ vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted (not our rule but the street is a town no parking zone). Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

(Additional parking- (HOA lot when using a pass provided by us) – DO NOT PARK ON EMPTY LOT(S). Parking on empty lot may result in a fine and/or maintenance charge to guest to repair)

28. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

29. Hot Tub: [No children under the age of _18_ permitted in hot tubs without adult supervision. When using the hot tub, remember there is a certain health risk associated with this facility. Use at your own risk. Our pool keepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. [DO NOT STAND ON THE HOT TUB COVERS] Hot tub covers are for insulation purposes and are not designed to support a person or persons. They will break and you may be charged for replacement.] Remember when not using the hot tub, LEAVE THE COVER ON so hot tub will stay warm.

30. Water and Septic: The property is on a public well and septic systems. The mineral content in the water is high. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products, or other materials have been flushed and clog the septic system, you will be charged for all repairs/damages.

PLEASE NOTE: The following ARE NOT COVERED BY RENTAL Damage INSURANCE (if you have purchased it). Guest hereby agrees to pay for, and be billed on their credit card or damage deposit by the owner for ANY/ALL charges not covered by rental insurance, WITHOUT DISPUTE (which may take up to 30 days to process/change after guarantor/guest vacates premises); for a period of 30 days after guest vacates the premises.

31. TRASH/WASTE: ALL INDOOR TRASH/WASTE receptacles will be emptied by guest PRIOR to the end of their stay.

32. UPON VACATING THE PREMISES; GUESTS ARE TO:

- A. Leave ALL appliances free of cans, bottles, food, paper, and debris of any kind.
- B. Have all silverware, dishes, pots/pans/utensils cleaned and placed back into drawers/cupboards.
- C. Insure that all outdoor trash receptacles have been placed onto the roadside the night before vacating the premises. (Tuesday night for Wednesday collection (and Friday night for Saturday in the summer)
- D. Place all outdoor furniture to its original check-in position.

33. Guests are responsible SECURING ALL WINDOWS/DOORS/SLIDINGDOORS to the property before vacating the premises.

34. Bedroom furniture, rugs, appliances, or items other than dining/stool seating are NOT TO BE MOVED AROUND, nor WITHIN the premises.

35. GRILLING of ANY KIND IS STRICTLY FORBIDDEN except in the designated area of the pool deck where the house grills are located.

36. Excessive food/materials on, or damage to walls will result in a cleaning/repair fee to guest, and is NOT COVERED by rental insurance.

37. Excessive SAND/DEBRIS in the POOL/HOT TUB is NOT COVERED by standard cleaning fees. Enclosed/outdoor showers are located on the board walk and pool area of the home. Guests are to remove all sand/debris PRIOR to entering pool/hot tub.

38. No glass on the pool patio, in pool, in hot tub, or on hot tub deck

39. Souvenirs/theft are not covered by insurance. A DETAILED inventory of all property items is taken each week PRIOR TO, AND AFTER CHECK-IN. Items found missing will be charged to the guest.

40. Storms: If there is a storm or hurricane, no refunds will be given. Guests must purchase renters or travel insurance to cover any type of storm or any other instance.

41.

Access to property.

"The Rental Agreement entitles a certain number of people to be present on the premises during the term of the Agreement. Additional people not authorized by the Agreement or by Owner shall be

deemed unlawful and punishable as a trespass.

42. At the time down payment is completed, GUARANTOR/GUEST will be provided (via email or via invoice) a schedule of for payment(s) due. Should a future payment not be completed at the date/time provided (guest is to retain date/time for his/her records), Agent, at their discretion may either:

a. Charge the card on file for said amount

or

b. Declare the agreement null/void.

If the Agent declares the agreement null/void, Agent agrees to release the guarantor/guest from any further monetary obligation;

however, guest/guarantor agrees that any/all funds already paid are non-refundable.

43. "THIS IS A VACATION RENTAL AGREEMENT UNDER THE NORTH CAROLINA VACATION RENTAL ACT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL."