

My Seabrook Cottage Contract

Enclosed is our standard rental contract and rules. Please print, read and sign and send it along with your payment to the address below. Thanks so much and if you have any questions, feel free to contact any of us below.

Thanks Again,

Brian & Vicki Chunn (Owners)
Phone Home:682-214-1125; Cell:336-782-5290 (cell)
Brian@ichunn.com / Vlchunn@msn.com

Jeff & Barbara Trinh (Owners)
Phone Home:336-768-7415; Cell: 336-457-5450
Jeffrey.trinh@volvo.com / jbcettrinh@bellsouth.net

Make the checks Payable to: My Seabrook Cottage, LLC

Send All Payments to:

My Seabrook Cottage, LLC
c/o Brian Chunn
806 Sandy Trail
Keller, TX 76248

RENTAL RULES AND REGULATIONS

My Seabrook Cottage
535 Tarpon Pond Cottage, Seabrook Island, SC 29455
Unit Phone #843-768-0381

1. **CHECK-IN TIME IS AFTER 4 P.M. EST AND CHECK-OUT IS 10 A.M. EST.** NO Early Check-ins.
2. This is a **NON SMOKING** unit.
3. **Pets** are not permitted in rental units under any conditions.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of \$200 is required. This must be received within 5-7 days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (10) days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher.
 - d. Lock box key is left in place, and two keys are hanging in the unit, and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. NO Early check-in or late check-out.
 - h. The renter is not evicted by the owner (or representative of the owner), or the local law enforcement.

Other Rules

1. **PAYMENT** - An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of credit cards, traveler's checks, bank money orders, cashiers checks or personal checks payable to **My Seabrook Cottage, LLC**. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due thirty (30) days before your arrival date.
2. **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made

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more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

3. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
4. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to eight (8) persons.
5. **Cleaning FEES** – A \$125 cleaning fee is required. Rates include a one-time linen-towel setup, and a starter-kit of soaps, toilet paper, and trash bags.
6. **NO DAILY MAID 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. If you would like additional cleaning, our cleaning service can provide that for additional fee.
7. **Amenity cards** are included in the rental rate.
8. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance pmt, deposit and/or rental money, and the party will not be permitted to check-in.
9. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance..
10. **HURRICANE OR STORM POLICY** - No refunds will be given unless:
The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - a. Any unused portion of rent from a guest currently registered,
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
11. **Gate PASSES** - Gate passes to enter the resort are given upon entrance to the security gate located at the park entrance. Renters must display gate pass on their dashboards at all times. Failure to display may result in towing of vehicle at renter's expense. Leave the gate passes with the security officer at the gate upon departure

For each Car that you bring, We need to know the name of the driver, so when the car arrives to Seabrook Island and you obtain a gate pass, the security officer needs a name to reference in order to get the pass. One is needed for each vehicle.

Car #1 Driver's Name _____

Car #2 Driver's Name _____

Car #3 Driver's Name _____

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ **Date** _____

Mailing Address: _____

Phone: _____