



Sea Oaks Retreat Rental Rules and Contract:

Our House, is located at 481 Country Club Drive in Pawleys Island, SC 29585

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 10 A.M. EST. NO Early Check-ins.
2. This is a NON SMOKING Home but is allowed outside the house.
3. The owner is not responsible for any accidents, injuries or illness that occurs while on the premises. The owner is not responsible for the loss of personal belongings or valuables of the Renter and Renter's party. By accepting this contract and reservation, its 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 premises.
4. PETS: Pets are permitted on the property or in the home only with prior approval. \$75 per pet fee applies. All pets must be leashed at all times. Pet owners are responsible for cleaning up of any/all pet refuse. All Pets that travel to beach or have accumulated debris/sand from yard must be washed/rinsed by hose(use kitty pool in garage if you wish) at driveway and dried before entrance to house. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The Home owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$500 is required. This must be received within Four (4) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. Renter will be completely responsible for any and all damage to the home or property caused by Renters, whether accidental or due to Renters negligence. The deposit is NOT applied toward rent; however, it is fully refundable within (28) days of departure, provided the following provisions are met:
 - a. No damage is done to Home 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 refuse containers inside the garage, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started (towels/linens)
 - d. All keys are left on the kitchen counter and House is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged in the event of linen service.
 - g. NO Early check-in or late check out unless approved in writing.
6. 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 traveler's checks, bank money orders, cashiers checks or personal checks payable to Jonathan Schmitz. The advance payment is not a damage deposit. The BALANCE OF RENT is due (30) days before your arrival date.
7. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or \$100.00 whichever is greater. Cancellations or changes that result in a shortened stay, or 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. You may choose to purchase travel insurance separately. See item number eighteen (18) of this contract
8. 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.
9. MAXIMUM OCCUPANCY- The maximum number of guests is limited to ten (10) persons. An additional charge of \$50.00 per person

per night for guests in addition to ten (10) will be assessed.

THIS PROPERTY REQUIRES A FOUR (4) NIGHT MINIMUM STAY; 7 nights during peak and seasons.

10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than four days, the guest will be charged the four-night rate.

11. INCLUSIVE FEES – In the event of linen service, Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. NO DAILY MAID SERVICE – Daily maid service is not included. There are suitable cleaning equipment vacuum etc. for daily cleaning as needed. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the House. Daily maid service can be arranged at an additional fee.

13. RATE CHANGES – Rates subject to change without notice.

14. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. PARKING – Parking is limited to two (4) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

17. FIREPLACE: The fireplace in the Solarium is a non-vented gas log and the Library is a vented wood log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. Fireplaces are turned off from April 1-Nov.1; they are not operational during this time of the year.

18. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms. We do not refund due to road conditions.

19. TRAVEL INSURANCE: We highly recommend your purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

20. WATER AND SEPTIC: The house is on a well and septic systems. The mineral content in the water is normal. 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 have been flushed and clogs the septic system, you could be charged damages of up to two hundred dollars (\$250).

21. LAUNDRY CLEANING: RUN FIRST LOAD: As a help to the cleaning staff, it is appreciated if the first load of linens and towel washing is started by guest to facilitate the end of service cleaning process.

22. USE OF POOL AND SPA: General (please separate pool/spa directions before use)

a. SWIMMING RISKS: No lifeguard on duty. Swim at your own risk.

b. CHILD SUPERVISION: Children are allowed to swim or play in the pool only when adults are present. Please maintain constant supervision over children.

c. No pets in the pool.

d. Walk slowly in the pool area. No roughhousing, dunking, pushing, or wrestling.

e. Keep the area clear of clutter, debris and toys. Toys can often attract young children to the pool.

f. No swimming in rainy weather, or in thunderstorms.

g. No eating, drinking or chewing gum while in the pool.

h. NO GLASS/GLASSWARE IN POOL SPA AREA: No glass in the pool/spa area beyond 'white line' terrace surface demarcation separating entertaining and pool/spa area.

i. GATES AND HOUSE DOORS: Keep gates/doors to the pool area closed and latched at all times to avoid harm or liability by unintended access by unsupervised children pets and the like.

j. POOL/SPA COVERS should be completely removed prior to pool use.

k. SPA HEALTH RISKS: When using the heated spa, remember there is a certain health risk associated with its use. Use at your own risk.

l. POOL CARE & CHEMISTRY: The pool is cared and treated in between guest stays. In the event that additional care is required due to overuse or misuse of pool, service charges will apply.

m. PROPANE USAGE: any use of propane over 50 gallons in a one week stay, will be deducted from deposit. Propane use is intended for spa heating, although pool heating is possible at a higher consumption rate and overage in consumption above the 50 gallon limit will be considered added rent AT \$3.50 per gallon..

. I (we) agree that all rental monies are non-refundable per cancellation policy above. I(we) have read my rights to purchase travel insurance. By Signing Below, I(we) agree to all terms and conditions of this agreement.

Dates of occupancy:

Names and ages of Guests:

Sign _____ date _____

Sign _____ date _____