



26348 COLONY DRIVE. SALVO, NC. 27972

**SHORT-TERM RENTAL AGREEMENT**

**THE PARTIES** This Short-Term Rental Agreement ("Agreement") made on DAY\_\_\_\_\_ MONTH\_\_\_\_\_ YEAR\_\_\_\_\_ between:

LANDLORD: **Oceanfront 7 LLC**, with a mailing address of **PO Box 9796. Jackson Hole, WY. 83002** ("Landlord").

TENANT: \_\_\_\_\_, with a mailing address of \_\_\_\_\_ ("Tenant").

**THE PREMISES** The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

- a.) Mailing Address: 26348 Colony Drive. Salvo, NC. 27972
- b.) Residence Type: House
- c.) Bedroom(s): 5
- d.) Bathroom(s): 7

Hereinafter known as the "Premises."

**LEASE TERM** The Tenant shall have access to the Premises under the terms of this Agreement for the following time period:

Fixed Term. The Tenant shall be allowed to occupy the Premises starting **4:00PM EST** on DAY\_\_\_\_\_ MONTH\_\_\_\_\_ YEAR\_\_\_\_\_ ("check-in") and ending at **10:00AM EST** on DAY\_\_\_\_\_ MONTH\_\_\_\_\_ YEAR\_\_\_\_\_ ("check-out"), collectively known as the Lease Term.

**TERMS and CONDITIONS**

RENT and CANCELLATIONS. The Tenant shall pay a 25% deposit upon booking, with this Agreement being due with 24hrs of making the booking. Full payment is due 60-days prior to check-in. Should the Tenant need to cancel prior to 60-days, the Landlord will refund the deposit less a 3% processing fee. Should the Tenant need to cancel within 60-days of check-in, they will only receive a refund in the event the Landlord is able to find a new tenant for the Lease Term. This refund would also be subject to the 3% processing fee.

QUIET HOURS. Quiet hours are between 10PM and 7am. Quiet hours consist of no loud exterior music, parties, or disruptive behavior out of respect for surrounding residents. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement and forfeiture of rent paid and the Damage Deposit.

OCCUPANTS. Tenant must be at least 25yrs of age. The total number of individuals staying on the Premises during the Lease Term shall be **no more than 10 guests**. If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Landlord and 50% of the Damage Deposit will be retained by the Landlord.

DAMAGE DEPOSIT. The Tenant shall be obligated to pay \$3,500 ("Damage Deposit") 7-days prior to check-in. The Damage Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Damage Deposit shall be returned to the Tenant within 72hrs of check-out, at the end of the Lease Term, less any itemized deductions.

PETS. There are no pets allowed on the Premises. If the Tenant is found to have pets on the Premises, this Agreement and any Damage Deposit shall be forfeited.

PARKING. The Landlord shall provide 5 parking space(s) to the Tenant as part of this Agreement.

SHIPPING and PACKAGES. The Tenant may ship items to the property no more than 2-weeks in advance of the Lease Term. Tenant must provide a tracking number upon shipping. Landlord will charge the Tenant \$25/package, due upon check-out.

Shipping Address:           ATTN: "your name" at Edgecamp. 27205 Farrow Court. Salvo, NC. 27972.

FEES and TAXES. The Tenant may be subject to additional fees and taxes. A 12% Service Fee will be applied to Vacation Planning Add-Ons upon request of the Tenant. Such Add-Ons and all associated fees will be communicated in advance to the Tenant. State Tax equates to 6.75%. County Occupancy Tax is 6%.

PARTY CLEANUP. If the Premises qualifies for a "deep clean" due to the amount of "wear and tear" from a party or large gathering, a fee of \$1,500 ("Party Cleanup Fee") shall be charged at the end of the Lease Term. The Party Cleanup Fee may be deducted from the Damage Deposit.

SMOKING POLICY. Smoking on the Premises is prohibited. If there is evidence of smoking and additional cleaning is required an additional fee of \$1,500 may be charged at the end for the Lease Term. This fee may be deducted from the Damage Deposit.

EMERGENCY CONTACT. The Landlord does not have an agent/manager on the Premises, although the Landlord can be contacted for any emergency. This contact information should only be used in the event of an emergency.

Emergency Contact: Erika Bossi           or           Norman Gray

Telephone: (307) 413-3489           or           (252) 423-8680

E-Mail: erika@edgecampsportingclub.com           or           info@edgecampsportingclub.com

SUBLETTING. The Tenant does not have the right to sublet the Premises.

MOVE-IN INSPECTION. At the time of the Tenant accepting possession, or within 24hrs of check-in, the Tenant shall inspect the Premises and communicate in writing any present damages or needed repairs. These noted damages or repairs must be communicated to: [guestservices@edgecampsportingclub.com](mailto:guestservices@edgecampsportingclub.com).

INSPECTION. The Landlord has the right to inspect the Premises with prior written notice as in accordance with State law. Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately.

MAINTENANCE and REPAIRS. The Tenant shall maintain the Premises in a good, clean, and near ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall pay for maintenance and repairs that are the result of unreasonable use, abuse, or carelessness of the Premises or its furnishings. The Tenant agrees that the Landlord shall deduct repair costs from the Damage Deposit.

LANDLORD'S LIABILITY. The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.

ATTORNEY'S FEES. The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

USE OF PREMISES. The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.

ILLEGAL ACTIVITY. The Tenant shall use the Premises for legal purposes only. Any other such use that includes, but is not limited to, illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.

POSSESSIONS. Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant, however the Landlord will not be held liable for items misplaced or forgot on the Premises.

GOVERNING LAW. This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

**LANDLORD**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TENANT**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_