

## Rental Agreement

This agreement is between Two Blue Rentals, LLC "Lessor", and

\_\_\_\_\_, "Lessee", concerns rental of the home and property located at 32 Isle Plaza, Ocean Isle Beach, North Carolina.

1. "Term" The term of this agreement shall be from 4:00 p.m. on Sunday, \_\_\_\_\_ to 11:00 a.m. on Sunday, \_\_\_\_\_.

Earlier arrival or later departure is usually not possible. If lessor arrives early or departs late, the housekeeper will charge an additional fee, which will be deducted from lessor's security deposit.

2. Rent and Deposit: On receipt of a \$500 security/damage deposit for each week Lessee will be renting and signed copy of this agreement, Lessor will confirm Lessee's reservation for the above date. The deposit is not part of the Lessee's rent.

3. Weekly rental is \$2000 in-season or \$1850 off-season. At least 50% of the total rental due must be paid 60 days prior to arrival, and the balance must be paid 30 days prior to arrival. Lessor may cancel the reservation and this agreement if total rent is not paid 30 days in advance of Lessee's arrival. A late fee of \$100. will be charged by the lessor if the full amount is not received by the lessor 30 days in advance of the lessee's arrival.

4. Key: Key is located in a lock box and a number will be provided at the time of final balance payment.

5. Pets: Pets are allowed upon the approval of the landlord on a individual basis. Each pet must be approved before the lessee arrives at Ocean Isle Beach.

6. Maximum Occupancy: 8 persons, including babies in cribs.

7. Damage: Lessee shall be financially responsible for any damage to house, furnishings and property/grounds occurring during their stay. Lessor is not responsible for injuries to lessees or their guests. Lessee must be responsible for all linens, glasses or any other objects in house.

8. Telephone: The line (910-575-0241) is toll restricted. All outgoing long distance calls must be charged to a calling card or placed collect. Please give this number to anyone who may need to call you during your stay.

9. Cancellation: If lessee becomes unable to occupy the house during the above dates for any reason, the following cancellation fees will apply:

If 60 days' notice is given to lessor, \$300. will be retained by lessor.

If 30 days' notice is given to lessor, one half of the rental amount will be retained by the lessor.

If less than 30 days' notice is given to lessor, the full rental amount will be retained by the lessor.

In any case, all cancellation fees above \$400. will be waived and refunded if another lessee is located by the lessor for the same rental dates.

10. Upon departure: A \$100 cleaning charge must be included in the renters' first payment (see below). An accommodation tax is also required at time of payment (see below). The Lessee must bring their own linens and towels. All trash should be put downstairs in bins, dishes should be washed and put away, refrigerator, freezer and shelves cleaned out. If housekeeper increases the usual charge due to unreasonable cleaning and effort, the extra charges will be deducted from the lessee's security/damage deposit. Lessor will return Lessee's security deposit within 30 days of their departure.

11. This agreement must be returned to lessor with an attached security deposit check by \_\_\_\_\_ to be considered an active and binding agreement.

Total number of children & adults  
at 32 Isle Plaza during lessee's stay:

\_\_\_\_\_

Amount (in/off-season):  
*circle correct amount*

Date Received By Two Blue Rentals, LLC:

\$ \_\_\_\_\_ (\$500)

Deposit to confirm rental, due by \_\_\_\_\_

\$ \_\_\_\_\_ (\$1000) / (\$925)

First half of rental amount, due by \_\_\_\_\_

\$ \_\_\_\_\_ (\$100)

Cleaning fee of \$100

\$ \_\_\_\_\_ (\$120) / (\$111)

Accommodation tax

\$ \_\_\_\_\_ (\$1000) / (\$925)

Second 1/2 of rental amount due \_\_\_\_\_

\_\_\_\_\_  
Two Blue Rentals, LLC  
(919) 563-0773  
P.O. Box 1447  
Hillsborough, NC 27278

\_\_\_\_\_  
Lessee's Signature  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

**\*Remember to bring, (as needed):**

- 1 set King sheets (4 King, 2 reg. pillowcases)
- Towels as needed
- 2 sets Queen sheets
- 1 set Double/Full (bottom bunk)

- 1 set Twin (top bunk).  
*Bunk bed is newer style. It has an upgraded quality full/double bottom mattress and a twin top bunk.*