

CONTRACT FOR VACATION RENTAL OF NOWALK TO THE INLET - 211 DORCHESTER STREET, OCEAN CITY, MD 21842

This agreement is between _____ (RENTER) and David Reed, 203 Turkey Hill Road, Olanta, PA 16863. The RENTER agrees to rent NOWALK TO THE INLET, a privately-owned condominium, for a period beginning at 3:00 pm on _____ (date) and ending at 10:00 am on _____ (date).

We would like to thank you for allowing us the privilege of providing you with our rental property. Should you have any questions, please feel free to call at (814) 592-4351 or (814) 577-2675 or email us at hammer1469@verizon.net

1. **ADVANCE PAYMENT:** Make checks payable to D.W. Reed Rentals & mail to the Pennsylvania address. Full payment is due 90 days before check in.
2. **DEPOSITS/FEES:** Security Deposit shall serve as a security and damage deposit and for additional cleaning, if necessary. Your deposit is refundable after inspection of the property for damages and the keys are returned. Please inspect the property upon check-in and report any damage. Any pre-existing damage must be reported to the owner within 24 hours of taking occupancy.
3. **CHECK-IN/CHECK-OUT:** Keys will be mailed to you one week prior to your arrival. Check-in time is 3:00 pm. Check-out time is 10:00 am. Issued keys must be returned to us or a \$25.00 fee will be charged. When vacating the property, please assure that all the doors and windows are securely locked and lights/ceiling fans are turned off. We are not responsible for any items that are left in the rental home.
4. **CANCELLATIONS:** Any cancellations must be made in writing or electronically by email. Deposits paid for canceled reservations are non-refundable, but deposits can be used for a future rental up to one year from the cancellation date. Cancellations within 90 days of check in are non-refundable unless able to re-rent unit. A \$100 booking fee (plus any difference in rental rate) will apply. No refund will be made for early departures. Owner reserves the right to cancel this agreement in the event of an emergency or unforeseen event.
5. **LINENS/TOWELS:** Linens, towels, and paper products are the responsibility of the RENTER.
6. **NOT ALLOWED:** Ocean City has adopted a noise control ordinance that makes it unlawful to cause or permit noise levels which exceed those established by the department of Health and Mental Hygiene of the State of Maryland. Loud parties or other disturbances are not allowed. No illegal substances are allowed on the property. Violations of the ban on loud noises or illegal substances will be grounds for the owner or the owner's agent to require the RENTER to immediately leave the condominium and forfeit any rent or security deposit.
7. **NO SMOKING** is allowed in the condo—UNDER ANY CIRCUMSTANCES. A \$250 fee will be charged if any signs of smoking are present. Please smoke outside, but DO NOT throw butts on the ground or off of the balcony. **PETS ARE NOT ALLOWED.**
8. **TERMS OF OCCUPANCY:** By signing this contract the RENTER agrees to observe these rules and is responsible that other tenants and guests follow these rules. The rented property is a private residence and you agree to indemnify the owner for any damage or loss to the property or its contents that occur during your stay. The maximum occupancy of this unit is a limit of 10 people. Violation of occupancy limits will result in forfeiture of all monies and termination of occupancy. We reserve the right to inspect the property during your stay. No reduction of rent, rebate or refund will be issued for any mechanical failures of internet, air conditioning, dishwasher, washer, dryer, TV, or other such appliance of deficiency. Upon prompt notification by renter, the owner will make every effort to have such appliances, air conditioning or other items repaired or corrected. No reduction or rent, rebate or refund will be given for inclement weather. Please leave the condo as you found it. A housekeeper does come in to clean the bathrooms, mop the floors, and such. However, you are expected to leave all dishes clean and put away, make beds, and leave the condo as you found it. Neither RENTER, tenants, or guests may post a negative review if there is property damage or contract violations. RENTER agrees to indemnify and hold OWNER harmless from all liability, loss or damage arising any nuisance or harm made or suffered on the premises by the RENTER, tenants, or guests or from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the premises. In the event that any action shall be commenced by either party arising out of, or concerning this contract or any rights or obligations derived there from, the prevailing party shall be entitled to receive attorney's fees as fixed by the Court in addition to all relief at law or equity. Either party may terminate this contract in the event of a violation of any provision of this contract by the other party in the manner and as provided by law. Both parties agree to the use of electronic communications in the place of a written communications, and to accept electronic communications as binding. I have read and understand this contract and agree to all of the terms. OWNER electronic communications should be sent to above email.

RENTERS Signature: _____	Date: _____	Rental Rate	\$ _____
Name: _____		Tax	\$ _____
Address: _____		Fees	\$ _____
City & State & Zip: _____		Deposit	\$ _____
Home Phone: _____		Total	\$ _____
Phone: _____	Email: _____		

PLEASE INCLUDE A COPY OF YOUR DRIVERS LICENSE