



SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Stackpole Electronics, Inc. (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

4358 Island Drive, North Topsail Beach, NC 28460

The property is furnished and includes bed linens and towels but does not include beach towels.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to 14 persons.

4. Term of the Lease. The lease begins at 4 p.m. on _____ (the “*Check-in Date*”) and ends at 10 a.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 7 night minimum stay. If a rental is taken for less than 7 days, the guest will be charged the 7 night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.



8. Rental Rate and Fees

- a. Deposit: A deposit of \$_____ is due at least ____ days prior to the Check-In Date.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

- b. Rental Rate. Payment in full of the following fees shall be due within 60 days of the Check-in Date:

Weekly Rental	\$_____
Sales Tax (13%)	\$_____
Cleaning Fee	Included
Linens	Included
Refundable Damage Deposit	\$ 500.00
Less deposit	\$(_____)
TOTAL Due	\$_____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 60 days prior to the Check-in Date

10. Insurance: We do not require renters to purchase traveler insurance.
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11. Payment: Acceptable payment methods are **personal check or credit card**. If you wish to use a credit card, please provide the following information.

Name on credit card: _____ Type: _____

Credit card billing address: _____

City _____ State _____ Zip Code _____

Credit Card Number _____

Exp date _____ CVV (Security) Code _____

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

[Rest of page intentionally left blank]



The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

Name (print) _____

Name (print): _____

Date: _____

Date: _____

Phone # (during stay):

Phone # (during stay):



Exhibit A

RENTAL RULES

1. Smoking is NOT allowed.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it 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 premise.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are not allowed.
8. Parking:

Parking is limited to four (4) vehicles, two of which must be parked inside the garage. 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 are the sole responsibility of the vehicle owner.

9. Housekeeping: There is no daily housekeeping 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 house.
10. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located at the side of the house. From May through October, garbage pickup is twice per week on Wednesday and Saturday morning. From November through April, garbage pickup is Saturday morning only. Throughout the year, recycling is picked up once per week on Wednesday morning. Since collection is done early in the morning, it is suggested to move the carts to the curb the night before collection.

The town of North Topsail Beach requires that all trash and recycling carts are returned to the side of the house by 10am the day following collection.

11. Hot Tub: No children under the age of 14 permitted in the hot tub without adult supervision. When using the hot tub, remember there is a certain health risk associated



with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. Please do not stand or sit on the hot tub cover. Hot tub covers are for insulation purposes and are not designed to support a person or persons. When not using the hot tub, please leave the cover on so hot tub will stay warm.

12. Fireplace: The fireplace is a non-vented propane gas log fired firebox. Please do not throw any paper or other combustible materials in the fireplace. Fireplaces are turned off from May through September; they are not operational during this time of the year.]

13. Storms:

If there is a storm or hurricane, no refunds will be given unless:

- The state or local authorities order mandatory evacuations 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 authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.