

2024 #10 Leland, OI Beach, NC / "Family Tides" Contract

RENTER'S NAME (Person/s responsible for contract)

Dates to Be Rented-

From _____ To- _____

Rental Unit /10 Leland. OIB, NC

RENTAL CONTRACT-RULES AND REGULATIONS, THIS WILL BE A VACATION RENTAL AGREEMENT UNDER THE NORTH CAROLINA VACATION RENTAL ACT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENACY AND EXPEDITED EVICTION OF TENANTS.YOUR SIGNITURE ON THIS AGREEMENT, OR PAYMENT OF MONEY, OR TAKING POSSESION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

1. **Check in time is after 4:30 pm** on the first day according to your reservation. You may go straight to the house when you arrive. You do not need to go by any office. If you anticipate arriving after 8:00 pm, please let the owner know your ETA by text or email.
2. Pillows, bedspreads, and some light blankets are provided. Paper products, cleaning supplies, and toiletries are NOT provided. Toilet paper (1 roll) will be in each bathroom.
3. During your stay, report any problems to us by text or phone call. If you do not receive a reply within 1.5 hours, you can call or text our local emergency service person. Problems will be attended to promptly. IF YOU FIND PROBLEMS OR DAMAGE UPON ARRIVAL report it immediately otherwise you may be held responsible. All contact phone numbers are posted in the house in the kitchen on the side of the refrigerator. **Our phone numbers are: Mr. Dail/Cell 336-214-6188, Mrs. Dail/ Cell 336-266-1125 or Mr. Bradley/ Cell# (336) 212-1119**
4. **NO PETS OF ANY KIND AND NO SMOKING IN THE HOUSE AT ALL !** If a pet is discovered on the property (even your cute little dog who is potty and kennel trained) OCCUPANCY WILL BR TERMINATED WITH NO REFUNDS. This includes visiting guests. If evidence of smoking is found or odor from smoking is evident, your deposit will be used to have the house treated, at renter's expense.
5. Please **NEVER MORE THAN 4 CARS ON THE PREMISES**. Ample parking is provided.

6. **NO HOUSE PARTIES.** Should a loud/wild house party occur occupancy would be terminated with no refund. Police will be knocking if neighbors complain. The police also notify owners. OIB is a family beach with strict noise curfews. If you experience a noise problem, you may call the police at 919 579 4221. Not 911. A family gathering where the number of people is not over the house capacity is not a house party.

7. **Each renter is responsible for clearing the rental property before leaving.** A checklist will be posted in the kitchen area. WHEN YOU LEAVE: (1) generally tidy up and make sure everything is in order and where you found it (PLEASE DO NOT REARRANGE FURNITURE WHILE IN OR OUT OF THE HOUSE). (2) Clean out refrigerator. (3) Run the dishwasher. (4) Empty trash and **take trash bin to road.** (5) Lock windows and doors. (6) Turn off water spigot on the side of the fish cleaning station for the hose. (7) Return DRY outdoor furniture CUSHIONS and stack in bunk bed bedroom.

8. It is your responsibility to report any damage prior to leaving. Renter is responsible for any damage incurred during occupancy. **We will not be held responsible for any accidents, injuries, or loss of valuables.** **THE CLEANING SERVICE IS A SANITARY SERVICE. IF THE CLEANING SERVICE HAS TO SPEND EXTRA HOURS TO TIDY THE HOUSE AS WELL AS CLEAN, THERE WILL BE AN EXTRA CHARGE.**

9. There is no house phone. Our guests use cell phones.

10. No more than 10 people should ever stay in the house. Violation will result in occupancy terminated with no refunds.

11. If for any reason we are unable to rent the property to you (for example hurricane damage) we shall refund your money in full.

12. Four/4 **beach chairs** will be provided in the outdoor Shower stall. Chairs should be rinsed and replaced upon leaving the property. If a chair breaks, you will need to replace with a similar like chair.

13. UNLIKE LOCAL REALTORS we do not charge reservation fees.

14. **INSPECTION OF PROPERTY** The property will be inspected upon your departure at 10:45am. If damage has occurred to the property, please report it at the time it occurred so we can try to repair it before the next renters arrive. If you do not report the damage before departure and we discover it upon inspection, we will use the deposit for repair.

15. **You will need the door key to enter the house.** **We will have it hidden for you.** **Please call, email or text us the day of your arrival for the key location** and this will be your key for vacation stay.

16. If **you lock yourself out**, a \$25 fee will be charged to get you in the house.
17. MAINTENANCE AND REPAIRS/ We will do our best to keep everything in good repair. When getting in the house, if you find anything that is not in good working order please notify us as soon as possible.
18. There will be no refund/rebate for malfunctions in or breakdown of appliances, air-conditioning, or televisions. All of our appliances are fairly new with none over 3 years old. The Kitchen is completely new with new stove and Quartz counter tops thru out the house. Extreme heat from hot pans can damage the quartz counter tops. **DO NOT PLACE HOT PANS DIRECTLY ON THE COUNTER TOPS!** Please use provided hot pads for hand and counter top protection. We also provide cutting boards and do not want our vacationers cutting directly on the new counter tops. Any damage to counter tops resulting from cutting, heat or hard objects being dropped on the counter top/s will be charged back to vacationer.
19. **Locked closets are the owners** and are not to be entered. If lockouts or locked closets are entered or broken into, rent deposit will not be returned and possible legal action will be taken. This is inspected after each renter.
20. Charcoal Grill: The grill is located in the shower back undercover of the house. Ashes should be emptied into the trash can after the coals are completely extinguished or burned out.
21. **OCCUPANCY** The maximum number of people allowed is 10. City ordinance does not allow additional guests to sleep in vehicles or trailers parked on property or in boats.
22. **No more than 10 adults are allowed on the main level decks at one time.** The top upper deck/no more than 4 adults at one time.
23. **Caution should be taken for the dock ramp especially at low tide** as the ramp can be very steep. Owner will not be responsible for injuries
24. **Fish cleaning station** should be rinsed/cleaned, water turned off at spigot and hose spigot turned off before checking out.
25. **Check out time is at 10:30am promptly.** Cleaners will arrive at 10:40AM. No one should be in the house or on the property after 10:30AM.
26. Rental deposit (\$500.00) will be refunded upon cancellation less 15% OF TOTAL RENT **when/if** the property is re-rented.

27. There will be no refunds for inclement weather, except mandatory evacuations. A prorated refund will be made for evacuations.

28. Any and all interest earned or accrued on deposits and advance payment will be for the owner not the renter.

29. Please list number of persons in group who are NOT family and NOT under twenty-five _____

Except as just listed, renter certifies by signing this contract that all members of the group are either part of a family group or group of responsible adults over age 25.

30. WEEKLY RENTALS INCLUDES CLEANING FEE

31. NIGHTLY RATES FROM QUOTE/CHART, **ADDITIONAL CLEANING FEE OF \$170 IS TO BE ADDED TO CALCULATE "BASE RENT INCLUDING CLEANING**

32. Confirmation OF DEPOSIT and 50% RENT will be by email. We will not send you a rental agreement as this contract serves as the agreement.

- You should print this agreement, sign and date each page as your confirmation.
- Mail the deposit of \$500.00 (made out to LJ & RC, LLC) with a check for 50% of the total rent.
- Final payment will be the **remaining 50% balance paid/mailed 30 days prior to vacation rental date**
- **Please send a self- addressed, stamped envelope with your check.** We will return your deposit in the provided envelope.

33. Renter's security deposit of \$500 will be refunded by check within 30 days if the property is left in satisfactory condition.

34. \$35 fee will be charged for nonsufficient funds checks.

MAIL CHECKS AND CONTRACT TO:

LJ & RC, LLC

220 Cypress Point

Mebane, NC 27302

MAKE CHECKS OUT TO: LJ & RC, LLC

IT IS RECOMMENDED THAT YOU READ ALL OF THE ABOVE INFORMATION. If there is any contradiction between this document and the web

**site this document takes precedent #10 LELAND ST., Ocean Isle Beach, N C-
PLEASE COMPLETE FULLY BELOW AND INITIAL**

NAME OF PERSON RESPONSIBLE- MUST BE SAME PERSON(S) SIGNING CONTRACT	
NUMBER IN PARTY	
GROUP TYPE (e.g., Family,Couples,Golf,other)	
ADULTS-# (AGED 25 AND UP)	
YOUNG ADULTS-18-24 #	
TEENS-#	
CHILDREN (12&Under)-#	
	(
BEGINNING DATE OF STAY-	
# Of NIGHTS IN STAY-	
CHECK-OUT DATE OF STAY-	
Cleaning fee (Put- "Included"/WEEKLY, OR "Additional" IF NIGHTLY	
TOTAL HOUSE RENT INCLUDING \$170 CLEANING FEE, AND 12.75% TAX- Show base rent including cleaning, , tax, and total to right (all 3 numbers- \$\$base rent + \$\$ tax=\$ total rent).	Base Rent Including Cleaning Fee \$170 _+Tax \$ _ = Total House Rent <u> </u> (A) \$ (B) 50%
Add Security Deposit	\$500 (C)
TOTAL RENT, TAX AND SECURITY DEPOSIT (A+B=C)	Due now = \$ Balance due 30 days before Rental \$

If you have questions or need clarification please text or call me /Joey Dail at 336-214-6188 or [email joeydail9757@gmail.com](mailto:joeydail9757@gmail.com).

RENTER SIGNATURE -

DATE –

PRINT NAME: /
EMAIL-

MAILING ADDRESS -
PHONE/CELL: