

# My Beach House Rentals Vacation Rental Lease Agreement

Mail lease agreement, and make check payable to:  
Lauren Davis  
PO Box 181  
Tybee Island, GA 31328  
Fax: 404-601-1462

## My Twin Arbors



46A&B Van Horne Street  
Tybee Island GA 31328

This lease, dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between Lauren Davis d/b/a My Beach House Rentals whose address is P.O. Box 181, Tybee Island, GA 31328, telephone: 912-484-8397, as Lessor and:

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone: Cell/Home: \_\_\_\_\_ Work: \_\_\_\_\_ as Lessee.

1. TERM: The term of the lease shall begin on the arrival date of: \_\_\_\_ / \_\_\_\_ /20\_\_ and end on the departure date of \_\_\_\_ / \_\_\_\_ /20\_\_. Number of nights: \_\_\_\_ The property will be ready for occupancy no earlier than 4:00 pm (Eastern time) on the arrival date and must be vacated no later than 11:00 am (Eastern time) on the departure date.

2. LOCATION: My Twin Arbors is located at 46A&B Van Horne Street, Tybee Island GA 31328.

3. RENT: The total fee of \$\_\_\_\_\_ includes rental fees, 13% lodging tax, pet fee (if any), and maid fee. Tax is charged on rental fee only.

3a. If reservation is made more than three (3) weeks prior to date of arrival an initial payment of \$\_\_\_\_\_ is required. Balance of rental fee is due three (3) weeks prior to arrival.

3b. A \$200 refundable damage deposit is due with final payment. May be paid with a separate check or may be held on your credit card. Your damage deposit will be returned or released within three (3) weeks after your departure if no damage has occurred.

- Will send damage deposit as separate check.  
 Hold damage deposit on my credit card.

3c. Pet fee (\$25 per night per pet or \$100 maximum per pet) \$\_\_\_\_\_.

Number of Pets: \_\_\_\_\_ Breed: \_\_\_\_\_

All pets must be approved. Not all houses are pet friendly.

3d. Number of Adults: \_\_\_\_\_ Children (under age 18): \_\_\_\_\_

4. LIMITED OCCUPANCY: Occupancy is limited to a maximum of 10 persons. If occupancy exceeds maximum limit the damage deposit and all rental fees will be forfeited and Lessees will vacate property.

5. DAMAGE TO PREMISES: Lessee shall not damage the premises during the lease term, including pipes, wires, glass, plumbing, fixtures and other equipment. Lessee will leave premises in clean condition upon departure, ie. dishes clean, trash removed, all furniture returned to its original location. Lessee will vacate property by 11:00 am. Failure to adhere to the above lessee may have their credit charged and/or damage deposit forfeited.

6. NON-DISTURBANCE CLAUSE: Lessee and their guests shall not disturb, annoy, endanger (fireworks) or inconvenience neighbors nor use the premises for any unlawful purposes. Renting this property for the purpose of celebrating an event or allowing people on the property in excess of the occupancy limits of ten (10) people for any reason without the express written consent of the agent is not permitted. Violations of this policy may result in immediate eviction from the property with no refund of any rental charges. Lessee must obey City of Tybee noise ordinance - 10pm Quiet

7. CARE OF PREMISES: Lessee will maintain the premises in good order and appearance including keeping the premises free of trash and garbage. Reasonable wear and tear are the only exceptions to damage to the premises.

8. INDEMNITY CLAUSE: Lessee agrees to INDEMNIFY and hold agent and/or property owner harmless for any and all claims including those of third parties, arising out of or in anyway related to Lessee use of the property or the items of personal property including use of bikes provided therein. Lessee assumes all risk of injury or other losses relating to any recreational activities and will hold owner and its agents harmless with respect thereto.

9. ACCESS TO PREMISES: Lessee may not let, sublet or assign this lease for all or any part of the premises without prior consent of the Lessor.

10. CANCELLATION CLAUSE: In the event of cancellation a refund of the rental fees will be made only to the extent that a replacement tenant can be found to occupy the vacated time reserved under this contract minus \$100 processing fee.

11. PARKING: Limited to 6 cars.

12. SMOKING POLICY: Smoking is not permitted inside any rental property. If there is evidence of smoking lessee will be charged a \$200 Ionization fee.

13. Lessee agrees if the above conditions and limitations set forth herein are not met, Lessor and/or agent shall have the right to cancel this agreement and may enter the property, either by statutory proceedings or by force, to inspect the property and ensure that renter has vacated property. All monies paid by Lessee shall be forfeited as liquidated damages.

14. RIGHT OF ENTRY. TENANT(S) agrees that the LANDLORD or his AGENT shall have the right to enter into or upon the premises, or any part thereof, in an emergency or for the purpose of examining the same or making repairs or alterations as may be necessary for the preservation thereof.

Lessor and Lessee by signing this lease agree that they will comply with the terms of this lease and each assumes the responsibility for the obligations set forth herein.

\_\_\_\_\_  
Lessor Signature

\_\_\_\_\_  
Lessee Signature

Credit Card Information:



Mastercard



Visa

\_\_\_\_\_  
Credit Card Number

\_\_\_\_\_  
Expiration Date

\_\_\_\_\_  
CV Code (security code)

\_\_\_\_\_  
Name of Cardholder

\_\_\_\_\_  
Billing Address

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Cardholder Signature