

Initial Payment/Deposit: All reservations are secured upon receipt of 20% deposit. Forms of payment include checks or credit cards. All checks should be made payable to Shelley Kraska or Sommertime Investments. The balance is due 30 days before your confirmed reservation. Additional fees such as pet fees, golf cart fees, taxes, linens, and cleaning will be determined on an individual basis depending on the time of year and which week it is. At this time we do not require a security deposit but do ask that you please respect our home as you would your own. If anything is missing after your departure, you will be responsible for the cost to replace the items. We do an inventory after each family leaves.

Cancellations/Changes in Reservations: Should you request to change or cancel a confirmed reservation, Sommertime Investments will retain all funds as liquidated damages unless the reservation is re-rented at the same rate for the same period. If the latter occurs, we will retain only a \$150.00 administrative fee.

Vacation Insurance: You may want to look into vacation insurance for your stay. One website to explore is: insuremytrip.com. This is completely optional.

Check-in/Check-out: Check-in is at 4:00pm. Check-out is at 10:00am. This is to insure there is adequate time to prepare for the next guest. There is a \$100.00 fine for each hour that vacationer stay's after the designated check-out time. Please check the front of the refrigerator for more information.

Departure Cleaning: Departure cleaning is included in the rental fee. However, there are certain things that each renter will be responsible for before leaving. These include:

- Wash dishes and empty dishwasher
- Taking out the trash
- Emptying the refrigerator
- Removing all sheets

All dishes should be returned to their original place. Trash bags should be placed in dumpsters. Place all sheets inside pillowcases. Place all towels in bathtubs. We appreciate how well renters have taken care of our home.

Furnishing and Equipment: Please do not move any furniture from its original location. If any inoperative equipment is noted, please report this to us immediately. We will do everything possible to correct the problem, however no credit will be given. If a problem arises, please call us and we will have it taken care of. We have beach towels and beach chairs that are available for use. We also have very many baby/toddler items including a crib, highchair, 2 pack-n-plays, booster seat, baby swing, and an exersaucer. Please remember to bring your own crib seats.

Missed Days: Credit will only be given for vacation days that are missed due to mandatory evacuations from the owner or due to weather conditions.

Pets: We love dogs and they are welcome but they are not permitted on furniture or beds unless they are protected.

Golf Cart Rental: If you are interested in renting a golf cart while you stay, that can be done through East Coast Golf Carts. The fee for that is \$225.00 per week. The cart will be delivered and picked back up for you. Donnie is the owner and can be reached at (843) 424-2644. This villa is across the street from the ocean so a golf cart *is not* necessary but they are fun to drive around the beach area.

Reserving for next year: As our guest, you have the opportunity to reserve the same place for the same time next year. This can be done for the same price as you have previously paid. We appreciate our rental families and wish to give next year's vacation the attention it deserves. Your reservation for next year can be held with a 20% deposit.

Additional Information: We use electronic keypads for entry into this unit. We will email/call you with the code once the final payment is received. This code is changed each week for security. We also provide a gas grill for your use only. Please make sure it is locked when not in use. The lock code for the grill will be the same as the door code. We try to keep the gas cylinders filled, but if a new one is needed, Wal-Mart has a cylinder exchange program. This unit has 64 parking spaces under the building. Our unit is conveniently located in the building. Park near the 1st set of stairs and unit 202 is at the top of the stairs on the right. There is also a very large elevator if one is needed.

Your signature below insures that you will abide by our set rules and regulations and leave our home in reasonable condition. Problems that may arise will be handled on an individual basis.

Responsible party: _____ Date: _____

Please make copies of these forms and keep a copy for reference. Mail completed forms with deposit to:

Shelley Kraska

1008 Chatfield Drive

Greensboro, NC 27410

sskraska@msn.com (336) 707-5463 (cell)

I will email you when I receive the deposit and contract, and also after the final payment. Warmest regards, Shelley Kraska