



WATERFIELD PLACE LEASE

The property is located at:

7868 Caratoke Highway

Powells Point, NC 27966.

Contact – Debra at 252-377-7479

1. CHECK-IN-TIME is after 4 p.m., and CHECK-OUT-TIME is by 11 a.m. (*Early check-in and late check-out are accepted when available and with prior approval.*)
2. **NO SMOKING** allowed in the house or garage. (Please take your butts with you!)
3. **NO PETS in the house.** (Without prior approval). Kennel area available for pets.
4. We do NOT rent to vacationing students.
5. **DAMAGE/SECURITY DEPOSIT-** We WILL NOT charge a damage/security deposit, however, we will put a “Hold” of \$200 on a valid credit card account, and expect you to care for our home as if it were your own, with conditions **a.** to **g.** being met. We would like to continue to offer this benefit, but please understand any damages incurred during your stay will **be charged** to you.
 - a.** No damages to the property or their contents beyond normal wear and tear.
 - b.** No charges were incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c.** All debris, rubbish and discards were **bagged** and placed in the trash bin in the boat shed. Soiled dishes are placed in the dishwasher and cleaned. All soiled linens and towels are put on the floor in laundry room. Only 1 set of linens per bedroom allowed. If you soil a set during your stay, please wash and remake your bed with the same set. You will be charged a \$25 fee for extra linens that have to be washed.
 - d.** All keys were left in a designated place, and house/garage doors and windows locked.
 - e.** All charges accrued during the stay were paid prior to departure.
 - f.** No personal property belonging to owners was lost or damaged.
 - g.** No early check-ins or late check-outs (without prior approval)

- 6. PAYMENT** – 1/2 of the rent is required for weekly rentals plus any other fees. We accept credit cards and checks. The **BALANCE OF RENT** is due 30 days before your arrival. Short term rentals require the **FULL** amount of rent, and all other fees when making your reservations.
- 7. CANCELLATIONS** – A sixty (60) day notice is required for cancellation. Cancellations made more than sixty (60) days prior to the arrival date will incur no penalty *except* if deposits were made via credit card. All credit card cancellations are subject to a 5% cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, that are made after 60 days of the arrival date, forfeit the full advance payment and any other fees. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately. See item number (19) of this contract.
- 8. MAXIMUM OCCUPANCY**- The maximum number of guests in the house is limited to eight (8). (small children under age 2 not included)
- 9. NO DAILY MAID SERVICE** – Linens, bath towels, and dish towels are provided. (You may pay for maid/cleaning service.)
- 10. RATE CHANGES** – *Rates may change without notice.* (Until reservation has been booked)
- 11. FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
- 12. WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

13. PARKING – Vehicles may park in the concrete parking area or the adjacent lawn area. Please do **NOT** park in areas beyond the fence.

14. STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms or weather conditions. We do not refund due to road conditions.

15. WATERFIELD PLACE is privately owned. The owners are **NOT** responsible for any accidents, injuries, illness or death that occurs while on the premises. The owners are **NOT** responsible for the loss of personal belongings or valuables of the guests, nor are we responsible to return any *left behind* items. 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 premises.

16. FIREPIT: There is an outdoor fire-pit for which we provide firewood. Feel free to burn any deadfall or branches on the ground, but **DO NOT** cut or damage any live trees or you will be charged.

17. TRAVEL INSURANCE: We highly recommend you purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

18. WATER AND SEPTIC: DO NOT FLUSH anything other than toilet paper. No feminine products or baby wipes may be flushed at any time. If it is found that feminine products were flushed and clogs the septic system, you could be charged damages up to two hundred dollars (\$200.00). During a drought, we ask that you please conserve water.

By Signing Below, I agree to all terms and conditions of the four pages of this lease agreement, and hereby give my permission to charge my credit card for the amount due. I have read my rights to purchase travel insurance.

LEASEE: _____ **Date** _____

LEASEE: _____ **Date** _____

_____ **Date** _____

Owner

If you wish to use a credit card for this rental, please provide the following information

Name on Credit card:

Credit card billing:

Address: _____

City _____ **,State,** _____ **Zip Code** _____

Type of Credit Card: Master Card/Visa

Credit Card Number _____

Exp date _____

3 digit code on back _____

I hereby give permission to charge my credit card for the amounts due. By signing below, I agree to all terms and conditions of this agreement.

Signature _____

Date _____