



## **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.
  - a. *(Early check-in and late check-out are accepted when available and with prior approval.)*
2. **NO SMOKING** allowed in the house or garage. Additional cleaning fees may be Charged if this policy is violated.
3. **NO PETS in the house.** (Without prior approval) Kennels are available for pets. If this policy is violated, there may be additional pet and/or cleaning fees or the reservation may be canceled without refund.
4. We do NOT rent to vacationing students. Guests must be at least 21 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE FEES:** 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 guest 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** – Half 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** – At least a thirty (30) day notice is required for a cancellation in order to receive a full refund. There is a \$25 charge for cancellations when the deposit was paid by credit card.
8. **MAXIMUM OCCUPANCY**- The maximum number of guests in the house is limited to eight (8) - small children under age 2 not included. If parties have more than the maximum, each extra guest will be charged \$50 per person per night. The reservation may also be canceled without refund if the number of guests is determined excessive.
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](http://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 three 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 \_\_\_\_\_**

**OWNER: \_\_\_\_\_ Date \_\_\_\_\_**

**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** \_\_\_\_\_