



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 5 p.m., and CHECK-OUT-TIME is by 9 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. Additional cleaning fees may be charged if it is determined that guests smoked in the house or garage.
3. **NO PETS in the house.** (Without prior approval). Kennel area available for pets. Additional cleaning fees may be charged if it is determined that pets were in the main house or garage without approval.
4. We do NOT rent to vacationing students. Tenants must be 21 years of age unless accompanied by an adult guardian or parent.
5. **DAMAGE FEES-** We expect you to care for our home as if it were your own, with conditions **a. to g.** being met. 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.
 - d. 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** – 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 cancellation in order to receive a full refund. A \$25 fee is charged for cancellations when credit cards have been used for payment.
8. **MAXIMUM OCCUPANCY**- The maximum occupancy for our home is 8. If parties arrive with 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. **THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY DURING THE REGULAR SEASON. A MINIMUM STAY OF THREE (3) NIGHTS IS REQUIRED DURING PEAK SEASON.**
10. **NO DAILY MAID SERVICE**
11. **RATE CHANGES** – *Rates may change without notice.* (Until reservation has been booked)
12. **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. No refunds will be given for storms or weather conditions. We do not refund due to road conditions.
13. **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.
14. **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.

- 15. **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.
- 16. **PARKING** – Vehicles may park in the concrete parking area or the adjacent lawn area. Please do NOT park in areas beyond the fence.
- 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. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

By Signing Below, I agree to all terms and conditions of the three pages of this lease agreement. I have read my rights to purchase travel insurance.

LEASEE: _____ **Date** _____

LEASEE: _____ **Date** _____

_____ **Date** _____

Owner