

RENTAL CONTRACT for:

Myrtle Beach Villas Two  
704 South Ocean Blvd, Myrtle Beach, SC 29577

1. Check-in time is after 3pm EST. Check-out time is before 10 am EST.
2. This is a NON SMOKING unit. If your group elects to smoke in the condo a charge of up to \$100 per day shall be deducted from the security deposit.
3. PETS are not permitted in the unit under any circumstances.
4. ID: Please include a legible copy of your ID when returning this signed contract for proof of age and signature verification. (We have different security deposit policies for different age ranges).
5. SECURITY DEPOSIT- A security deposit of \$xxx is required if not paying by credit card. The deposit must be received thirty (30) days before check-in. The deposit is not applied toward rent; however, it is fully refundable within thirty (30) days of check-out, provided the following provisions (a to i) are met. If paying by credit card, the credit card is held on file but will not be charged providing provisions (a to i) are met. An Authorization up to \$750 may be applied to the credit or debit card on file up to five (5) days prior to check-in. An Authorization does not transfer funds, it checks that funds are available for capture following check-out if any of the provisions (a to i) are not met.
  - a. No damage is done to the unit or its contents beyond normal wear and tear. This shall be determined based on check-in and check-out walk-through's with the owner's representative with reference to the current list of minor damage to the unit. (Normal wear and tear does not include spillage).
  - b. Nothing is missing from the unit following check-out. This shall be determined based on check-in and check-out walk-through's with the owner's representative with reference to the current inventory list.
  - c. The unit is vacated by the check-out time listed in section 1. above on the day of check-out.
  - d. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - e. Upon departure all debris, rubbish and discards are placed in the facility trash collection area and soiled dishes are placed in the dishwasher and cleaned.
  - f. The unit is left locked. (When you leave the unit please check the door has locked behind you)
  - g. No linens are lost or damaged.
  - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by MBVII.
  - i. Full payment is received thirty (30) days prior to check-in date.
6. CANCELLATIONS - All payments will be refunded if the unit is re-rented for an equal (or lesser) number of days for the same dollar amount as the original reservation. If we are unable to re-rent the unit, all rent payments will be forfeited. All security deposit payments will be refunded. If you are concerned that you may have to cancel, we advise you purchase travel insurance.
7. MAXIMUM OCCUPANCY- The maximum number of guests is limited to twenty (20) persons.
8. INCLUSIVE FEES - Rates include a one-time linen-towel setup and exit-cleaning fee.
9. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However maid service is available at an additional rate. We suggest you bring beach towels. Towels or linens may not be taken from the unit and used elsewhere, including the beach or the pool area.
10. I agree to indemnify the owners, or their agents, for any injury to any persons, or any loss or damage to personal property, occurring on the property during the stay.
11. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of the security deposit and/or rental money, and the party will not be permitted to check-in.
12. Maintenance shall be allowed reasonable access to the property during our rental period.

Please initial: \_\_\_\_\_

13. HURRICANE OR STORM POLICY - No refunds will be given unless:
- The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
  - A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
    - Any unused portion of rent from a guest currently registered,
    - Any unused portion of rent from a guest that is scheduled to arrive and wishes to shorten their stay and to utilize the unit after the Hurricane Warning is lifted; and
    - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.
14. APPLIANCE AND AIR CONDITIONING WARRANTY. I understand I am renting a unique large (approximately 2800 sq ft) villa containing numerous appliances and two air conditioning units. I accept that if any of these items fail it is highly likely we will not be able to be moved to another identical villa and the appliance or air conditioning unit shall have to be repaired as soon as possible during our stay. All appliances and air conditioning units (two) are warranted by large Third Party warranty companies using the best technicians available at the beach. By signing below I acknowledge that if an appliance or air conditioning unit fails it is acceptable to have that appliance or air conditioning unit repaired under that warranty and I waive any rights to a partial or full refund. If there is a method to expedite a repair process, and I choose to expedite that process, I am responsible for 50% of the expedited charges. MBVacation shall be responsible for the balance of these expedited charges.
15. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
16. If you have provided a credit or debit card the Payment Amounts listed below shall be charged to the card on or shortly after the Payment Date shown below. If paying by check, checks for the Payment Amounts listed below must arrive at the address below no later than five business days after the Payment Date.
17. By signing below, I agree to all terms and conditions of this contract, the installment billing details shown in the table below, and that my credit card may be charged to cover additional expenses I incur MBVacations by not complying with items a to i on page 1 of this contract.

Check-in Date: \_\_\_\_\_ Check-out Date: \_\_\_\_\_

Installment Billing Details:

Payment Number	Credit Card No.	Payment Amount	Payment Date
1)			
2)			
3)			
4)			
5)			
Total Vacation Price			
Security Deposit		Please see section 5.	

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

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Please mail or FAX this contract and a copy of **your ID** to:

Andy Coldwell, MBVacation,  
5456 Peachtree Industrial Blvd #122, Atlanta, GA 30341: Phone: 770 457 9168. FAX: 678 620 3487

Checks payable to Andy Coldwell : Credit/Debit charges appear as MBVacation.