



Vacation Rental Guest License Agreement

Contact Us: Reservations may be made in our office, via telephone or on our website. Our office is located at 38 Center Street, Folly Beach, SC. Our mailing address is PO Box 302, Folly Beach, SC 29439. We can be reached at (843) 588-6699, Toll Free at (800) 951 -2470 or by fax at (843) 588-2708. You can also request rental information on our website, www.avocetproperties.net or via e-mail, follybeach@avocetproperties.net

Group Size: For the safety of all our guests, the maximum number of occupants allowed is listed in the property description. The maximum occupancy must not be exceeded at any time, this includes gatherings at the property and guests that are "visiting" and not actually sleeping at the house. Please choose a property large enough to accommodate all members of your group. When making reservations, please provide the total number of adults and children in your group. **You must be a minimum of 25 years of age in order to rent property from Avocet Properties.** Persons under 25 years of age must be accompanied by an adult, parent or guardian during their stay. Valid identification will be requested upon check-in. We are unable to issue keys to anyone under the age of 25. Any reservation obtained under false pretense will be subject to forfeiture of payments and not be allowed to check-in or possibly asked to vacate the premises.

Rental Rates/Seasons*: During the Summer Season our properties are rented Saturday-to-Saturday with a few exceptions. Partial weeks may be booked during the Summer Season no earlier than 7 days prior to the requested arrival date and are based upon availability and owner approval. Partial week reservations are accepted during the Fall, Winter, and Spring Seasons. The 2012 Seasons are as follows:

Spring March 24 - May 25

Summer May 26 - August 17

Late Summer August 18- August 31

Fall September 1- October 26

Winter October 27, 2012 - March 22, 2013

*Holiday rates are slightly different and minimum nights may apply.

Taxes & Fees: Each reservation is subject to a 17.5% State Sales tax, Accommodation tax and fees.

Payments: A 50% advance payment of the total rental amount including taxes, housekeeping and reservation fee is due within 2 to 5 days of booking your reservation (depending on the time of year). The remaining 50% of payment is due 30 days prior to your arrival date. If a reservation is made within 30 days of your stay the full payment is due at time of booking. In an effort to avoid excessive credit card processing fees and to keep your rental rates down for the future, we encourage payments be made via cash/travelers cheque, personal check, cashier's check or money order. However we do accept Visa, MasterCard and Discover credit/debit cards. Personal checks are not accepted within 30 days of your arrival date. Payment confirmation can be e-mailed, faxed, or mailed. Please make checks payable to Avocet Properties and remember to include your reservation id number.

Accidental Damage Waiver: Guests are required to pay a non-refundable \$50 accidental damage waiver. This fee is automatically included in your rental fees at the time of booking. The waiver does not cover intentional acts that may cause damage or any deliberate violation of a stated Avocet policy. The damage waiver covers up to \$2,000 of damage per stay. All damage must be reported to our office prior to your departure. Avocet will assess the nature of the damage and respond accordingly. **If damage is not reported, this waiver is void.** Pet damage is not covered by the accidental damage waiver.

Damages: Any damages, outside of what is deemed normal wear and tear, are the responsibility of the guest. A credit card is required, prior to check-in, to guarantee against damage or excessive cleaning. Should the guest not report damages prior to their departure or should Avocet deem the damage to be intentional, the guest's credit card will be charged for the repair, replacement and/or cleaning.

Events: We have a few homes that allow events to be hosted in them at an additional fee. Please inquire about event homes and event fees when making a reservation. Otherwise, no parties or gatherings in excess of the maximum occupancy (as stated on our website) are permitted in our homes at anytime. We reserve the right to refuse rental, cancel an existing reservation or terminate occupancy without refund if, in our opinion, your actions will be detrimental to the property or if your group exceeds the maximum occupancy at any time.

Travel Insurance: To better serve our guests, Vacation Rental Insurance is available for purchase through our office at the rate of 6.5% of your total vacation cost. Avocet Properties is only the supplier and the actual policy is between the guest and CSA Travel Protection. Travel Insurance is optional and offers a wide coverage for all members of your party. We strongly recommend purchasing this policy. You can find additional information and detailed description of coverage at the end of this agreement. If you would like to purchase Travel Insurance, please contact our office directly and we will be happy to assist you.

Cancellations: Notice of cancellation must be in writing. Your advance payment is refundable provided that the cancellation is received 60 days or more prior to your arrival date. There is a non refundable \$100 cancellation fee that will be applied to your refund. Cancellations made less than 60 days and more than 30 days prior to arrival, will forfeit 50% of the full amount due (for the entire reservation). Cancellations made less than 30 days prior to the arrival will not receive a refund. Refunds are not given for inclement weather, road or airport closings, late arrivals, or early departures. Changing a reservation in any way, such as dates or property, is considered a cancellation and the same terms apply.

Hurricane Policy: If mandatory evacuation of the island is ordered by a Governmental Agency, refunds will be prorated based on the nights left of your stay. Only those nights affected by the mandatory evacuation are eligible. If a hurricane occurs prior to your arrival, and we are unable to provide you with accommodations, refunds will be issued to the reservation holder.

Smoking: With the exception of those designated on our website, all of our homes are non-smoking. Some prohibit smoking anywhere on the premises, including on the deck. **Evidence of smoking in non-smoking homes will incur a fine of \$500.** Please tell your vacation specialist your preference at the time of booking.

Pets: We offer a great selection of pet friendly homes. Please notify your vacation specialist, at the time of booking, if you plan to bring your pet. There is a non-refundable fee of \$125 per pet for pet friendly homes. **Pets in a non pet friendly home will result in a \$250 fee per pet and immediate termination of occupancy without a refund. Undeclared pets found in a pet friendly home will result in a \$250 fee per pet.**

Linens: Linen service is included in your rental rate. All beds will be made with fresh sheets. Each guest will be provided with 2 bath towels, 1 hand towel, and 1 wash cloth per person, in addition to 2 kitchen towels.

Check In Procedure: Check In begins at 3pm on the day of your arrival in our office located at 38 Center St. on Folly Beach. We cannot guarantee early check in, however if you arrive early we will do our best to accommodate your request. For after hour check in procedure, please call our office during business hours to obtain instructions.

Check Out Procedure: Check Out is at 10 am on the morning of your departure. Please vacate the home and return all keys to our office by 10am to allow us time to prepare the home for the next arrival. Prior to

departing the rental, please load and start the dishwasher; remove all trash and place it in the exterior trash containers. Failure to depart on time, return all furniture to its original place or remove trash will result in a charge. Failure to return the keys will result in a \$25 fee for each unreturned property key and \$50 for each access gate card, access gate fob or pool key.

Furnishings and Amenities: All homes are privately owned and reflect the individual owner's personal taste. All homes are equipped with basic items such as TV, bed spreads, pillows, mattress pads, cookware, flatware, microwave, toaster, blender and coffee maker. Guests are provided with an amenity starter kit that includes a kitchen trash bag, a roll of paper towels, dishwashing powder, liquid dish detergent, a fresh kitchen sponge, toilet tissue and soap for the bathrooms. It's possible that you may need to purchase more of these supplies depending on the size of your group and length of stay. Some homes come equipped with an outdoor grill. Guests are responsible for the fuel and cleaning the grill. Whether one is provided, you rent one or bring one...GRILLING ON DECKS OR PORCHES IS PROHIBITED.

Housekeeping: Departure housekeeping is included in your rental rate. Guests are required to remove all food products from the pantry, fridge and freezer. We also ask that you wash dishes or start the dish washer and take the trash to the exterior trash container. We'll take care of the rest!

Housekeeping Equipment: All equipment should be in working order. PLEASE NOTIFY US PROMPTLY SHOULD YOU ENCOUNTER ANY PROBLEMS. We will make every effort to have repairs made as soon as possible. We strongly encourage you not to adjust the settings on the refrigerator. Please do not run the HVAC system with the windows or doors open as this could cause the system to freeze up and it will then be inoperable for at least 24 hours. A reduction in rent or a refund will not be issued for any mechanical failures of appliances or HVAC systems. Every effort has been made to ensure accuracy of a property's description and/or contents. However, we reserve the right to make necessary changes.

Phones: Due to the prevalence of personal cell phones, not all properties are equipped with a phone.

Parking: Cars parked on the street must have all tires off the pavement. Some gated communities have a restriction on the number and type of vehicles allowed, designated parking areas, and some require parking passes. At the time of booking, please be sure to ask about any restrictions that may exist at the property you are interested in renting.

Personal Items Left Behind: Avocet Properties is not responsible for lost or misplaced items. However, if notified we will exhaust all avenues to search for the missing items and return them at the guest's expense.

Disclosures: Avocet Properties is the agent of, and represents exclusively, the owners of the rental property listed. Every effort has been made for the accuracy in our brochure and any other printed or visual materials; however, Avocet Properties is not responsible for errors or omissions. Rates, property descriptions, amenities, beach conditions and rental conditions are subject to change without notice.

We look forward to having you and hope you enjoy your time at Folly Beach!!!

I have read and agree to the above conditions of the Avocet Properties Guest License Agreement and attest that I am over 25 years of age. I also agree that if I require a pet friendly, smoking or event home, I have disclosed that information and I am aware of the fees associated with those and penalties for not disclosing such requests.

Date _____ Reservation # _____ Number in Party _____

Signature of Reservation Holder _____