

SAND DOLLAR SHORES PROPERTIES, INC.,
165 FOLLINS LANE
ST. SIMONS ISLAND, GA 31522
(912) 638-4603 OR (877) 638-4603

DATE _____
TENANT: _____
OWNER _____

SHORT TERM (3 to 5 MONTHS) HOME RENTAL AGREEMENT

Sand Dollar Shores Properties, Inc.. as agent of the owner, rents the _____ bedroom home/condominium fully furnished located at _____ with _____ being the maximum number of occupants including children:

NAME: _____ EMAIL ADDRESS: _____
ADDRESS: _____ PHONE CELL: _____

EMPLOYER: _____ DRIVER'S LICENSE #: _____
ADDRESS: _____

EMPLOYER'S PHONE: _____

NUMBER OF VEHICLES: _____ PETS (if allowed), number & type) _____

CHECK IN:	CHECK OUT:
Arrival Date: _____ 4:00-5:00 P.M.	Departure Date: _____ 10:00 A.M.
Total Rent for _____ days	\$ _____
Cleaning Fee	\$ _____
Security/Damage Deposit	\$ _____
Deposit NON-REFUNDABLE	\$ 300 nonrefundable pet deposit
Utility Deposits/Caps: Electric	\$ \$150 cap per month
Water	\$ N/A
Gas	\$ N/A

TOTAL:
Security Deposit + Cleaning Fee+- _____ \$ _____
BALANCE DUE must be paid no later than see special stips _____ \$ _____

ONLY MONEY ORDERS, CASHIER'S CHECK PERSONAL CHECKS AND TRAVELER'S CHECKS ARE ACCEPTED FOR PAYMENT. PLUS VISA & MASTERCARD.

OCCUPANCY LIMITS: Tenant certifies the limitations of this dwelling have been carefully read as set forth in the Rental Agreement INCLUDING LIMITATIONS ON THE NUMBER OF PERSONS PERMITTED TO OCCUPY THE PREMISES AND NOISE NUISANCE CONDITIONS, and agrees to abide by such limitations. Tenant agrees that if such limitations are exceeded Sand Dollar Shores Properties, Inc.. shall have the right to cancel this agreement. In the event it becomes necessary to cancel this agreement as provided for in this clause, any moneys paid by the Tenant will be forfeited by Tenant as liquidated damages.

List names of all persons including guests who will be staying at property:

When checking in to the property, please make arrangements ahead of time, so we can meet you at the property with the keys and to do the move in inspection with you. When you move out the same process is in place. Need to let us know a time so we can do a move out inspection with you at property with the Property Manager.

- SECURITY DEPOSITS:** Tenant is responsible for the care of the premises, appliances, and furnishings and for any and all damage by negligent or wrongful acts caused by the Tenant or Tenant's guest. Tenant agrees that Sand Dollar Shores Properties, Inc.. may deduct charges for any damages as well as any excess cleaning fees. Security deposits will be refunded upon inspection and cleaning of the property no later than 30 days from the date of departure, unless a damage claim is made in which case you will be contacted and damages deducted from deposit. Security deposit is deposited in the Sand Dollar Shores Properties, Inc., Trust Account at Synovus of Georgia.
- CANCELLATION POLICY:** Reservation deposit is refundable, less a \$50.00 cancellation fee if canceled 60 days prior to your scheduled arrival. No refunds are given if cancellation is received less than 60 days prior to arrival date unless we re-rent the home for the dates confirmed to you. If the home is re-rented, your deposit less the \$50.00 cancellation fee will be returned to you. There will be no penalty if cancellation is due to Emergency or Medical reasons and Sand Dollar Shores Properties, Inc. is provided with written documentation.
- UTILITY CHARGES:** Rental rates include all utilities except for no phone line. A cap of \$100 - \$150 will be placed on electric for monthly rentals. Gas and water caps will be determined by owner request on each property.

4. CLEANING FEE: The normal rates are as follows: 1/2 bedrooms \$200.to \$300; 3 bedrooms \$300.00 - \$400; 4 bedrooms or more \$400-\$500. If unusual cleaning is necessary, there will be an additional charge deducted from the security deposit. Copies of all charges will be furnished with your refund of remaining monies on deposit.
5. PETS: Pets are **NOT** allowed unless prior arrangements have been made in writing.
6. LIABILITY AND DAMAGE: Tenant shall indemnify and hold owner and rental agent free and harmless from any and all liability, claims, loss, damage or expenses arising by reason of any injury, death or property damage sustained by any person including Tenant or any Agent or Employee of Tenant where such injury, death or property damage sustained by any person including Tenant or any Agent or Employee of Tenant where such injury, death or property damage is caused by a negligent or intentional act of Tenant or any guest of Tenant.
7. NOISE/NUSIANCE: Tenant shall not disturb neighbors with loud noise or music or unlawful, unsafe or pollution causing behavior. Should Tenant allow or participate in such behavior, tenant will be evicted and forfeit the remainder of the rental fee and the security deposit.
8. LEAD PAINT DISCLOSURE: Properties built prior to 1978 require lead paint disclosures. Lead paint information will be supplied to you should property reserved fall in to this classification.
9. AGENCY DISCLOSURE: Tenant is, by this document, given notice that Sand Dollar Shores Properties, Inc.. is the agent of owner.
10. OWNERS STORAGE: Tenant understands that certain areas of the rental unit are reserved for the use of the Owner for storage or personal items (locked closets, storage buildings/rooms, or outside) and are not for use of the Tenant and that Tenant may not force entry of such under penalty of trespass.
11. RIGHT OF ENTRY: Sand Dollar Shores Properties, Inc.. or its employees shall have the right to enter the property at reasonable hours for the purpose of making repairs or inspections.
12. DEFAULT BY TENANT: This agreement imposes an obligation of good faith in its performance and enforcement. Tenant understands that upon violation of any conditions, agreements, restrictions, covenants and obligation of this Rental Agreement, Sand Dollar Shores Properties, Inc.. may terminate this Rental Agreement and enter the property by force or by statutory proceedings, in which case any and all moneys paid by the Tenant to Sand Dollar Shores Properties, Inc. will be forfeited by the Tenant as liquidated damages in addition to but not in lieu of any other right or remedy available under law.
13. SPECIAL STIPULATIONS:
 - A. Non Smoking in this fully furnished Property. \$1,000.00 per incident smoking fine.
 - B. Cable, Internet. Water/sewer, \$150 cap of Electric, pest control & garbage is included in rent.
 - C. Attached is a picture inventory of the condo and made a part of this lease.
 - D. Attached is the move in Inspection and will be signed by tenant when she signs this short term lease, which is made part of this lease.
 - E. Attached is a rental insurance exhibit and the tenant agrees to have a minimum of \$100k renters insurance and show proof on the day of move in.

THE UNDERSIGNED ACKNOWLEDGES THAT HE/SHE HAS READ AND AGREES TO ALL TERMS AND CONDITIONS CONTAINED HEREIN.

Property Manager

Landlord

Date

Tenants