

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

DATE \_\_\_\_\_  
TENANT: \_\_\_\_\_  
OWNER \_\_\_\_\_

**VACATION OR SHORT TERM HOME RENTAL AGREEMENT**

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

NAME: \_\_\_\_\_ PHONE HOME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE CELL: \_\_\_\_\_

\_\_\_\_\_ DRIVER'S LICENSE #: \_\_\_\_\_

EMPLOYER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

EMPLOYER'S PHONE: \_\_\_\_\_

NUMBER OF VEHICLES: \_\_\_\_\_ PETS (if allowed), number & type) NOT ALLOWED

**CHECK IN:**

**CHECK OUT:**

Arrival Date: _____	4:00-5:00 P.M.	Departure Date: _____	10:00 A.M.
Total Rent for _____ days		\$ _____	
Tax (Georgia State & Glynn Co.)		\$ _____	
Cleaning Fee		\$ _____	
Security/Damage Deposit		\$ _____	
Pet Deposit NON-REFUNDABLE		\$ _____	
Utility Deposits/Caps:		\$ _____	
Electric		\$ \$100 cap per month/30 days or longer	
Water		\$ _____	
Gas		\$ _____	
Phone		\$no phone	

**TOTAL:**

Security/Damage Deposit – Paid Date \_\_\_\_\_ \$ \_\_\_\_\_  
BALANCE DUE must be paid no later than \_\_\_\_\_ \$ \_\_\_\_\_

**ONLY MONEY ORDERS, CASHIER'S CHECK 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The telephone number at your rental property is no phone, there is/is not a Long Distance Phone Call BLOCK on this phone. It is requested that all long distance calls be placed on you phone care or charged to your home phone. Long distance phone charges incurred during your stay will be charged to you. If a phone block is not in place, a \$100 phone deposit will be required.

When checking in to the property, please come to our office at 165 Follins Lane, St. Simons Island, between the hours of 3:00 P.M. and 4:00 P.M. Check out time is 10:00 A.M. Please leave keys, gate cards, and garage openers at our office, unless special arrangements are made with the Property Manager.

1. 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 Coastal Bank of Georgia.
2. 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.
3. UTILITY CHARGES: Weekly and monthly rental rates include all utilities except for Long Distance Telephone use. A cap of \$75 - \$100 will be placed on electric for monthly rentals. Gas and water caps will be determined by owner request on each property. Owners require that all long distance telephone calls be placed on a credit card or charged collect. If a Long Distance phone call block is not in place, a \$100.00 deposit will be required as outlined on page 1 of this agreement.
4. CLEANING FEE: The normal rates are as follows: 2 bedrooms \$60 - \$75; 3 bedrooms \$65 - \$100; 4 bedrooms or more \$100 - \$175. 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. RELOCATION: 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.
11. 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.
12. 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.
13. 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.
14. SPECIAL STIPULATIONS:
  - A. NON-SMOKING. & NO PETS.
  - B. DEPOSIT HAS BEEN PAID.

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

\_\_\_\_\_  
Property Manager

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date