

2011 Rental Agreement

Rental agreement and applicable deposit are due within one week after confirming availability / holding dates. Please mail to:

Lisa and Jeff Veleber
2612 Witton Turn
Midlothian, VA 23113

Check-In: After 3:00 PM. **Check-Out:** 10:00 AM. **Minimum Stay:** From April 2 through April 22 and June 11 through August 19, 2011 units are rented on a weekly basis from Saturday to Saturday. At most other times there is a four night minimum stay.
Guests: To ensure the proper family vacation atmosphere, we only rent to families, married couples, and mature adults (25 years of age and older). Occupancy by more guests than stated in the rental agreement is prohibited.
No Pets: Under no circumstances are pets of any type allowed in any of the units. Should a renter accompanied by a pet attempt to occupy the unit by any device, they will be immediately evicted and/or admittance refused and the Reservation Deposit, Rent, and Security Deposit will be forfeited as liquidated damages. The person(s) will be responsible for any expenses which, may result, in addition to any right or remedy available by law.
Linens and Towels: Upon your arrival, you will find fresh linens on the beds and clean towels for your stay. A laundry basket is provided for storing wet towels.
Supplies: An initial supply of soap, paper products, cleaning supplies, and other miscellaneous items are provided. Since these supplies may not last for your entire stay, you may wish to either bring supplies or purchase them at one of the many stores that are conveniently located nearby.
Non-Smoking Units: These accommodations are non-smoking units. Therefore, we ask that you refrain from smoking within the condos.
Telephones: No toll or long distance calls are to be placed unless they are collect or billed to your credit or calling card.
Condo Articles: Towels, blankets, furniture, pillows, etc are NOT to be removed from the units.
Parking: Up to two cars per unit are allowed. Parking permit(s) will be mailed with the condo keys.
Security Deposit: A \$200 security deposit is required for all rentals. The security deposit will be immediately returned if the unit is free of damage, acceptable inventory completed, and keys returned. **Returned Check Fee:** A \$40 charge will be assessed for each returned check. **Departure Maid Service:** We provide departure cleaning. We ask that you please clean and dry all dishes and empty the trash during your stay and upon departure.
Sale of Property: In the event that a reserved condo is sold, the guest will be notified of the sale shortly after the sale closes. The terms and rates of this rental agreement will be honored by the new owner. If, however, the guest wishes to cancel the rental contract as a result of the sale, all rental monies already paid by the guest will be refunded within two weeks after the guest is notified of the sale.
Cancellation Policy: Should you need to cancel for a reason other than the sale of a reserved condo, please call as soon as possible. We will provide a 100% refund if the unit is re-rented for the same time period. Any lost rent is shared 50 / 50 between owner and guest. **Transfer of Reservation:** No transfer or sublet of any reservation is permitted under any circumstances without written agreement from the owners. **Weather, Acts of God, and Other Events:** In the event that there is a mandatory evacuation or inability to occupy the rented condo due to weather, act of God, fire, flood, or other cause beyond the control and without the fault or negligence of the owners of the condo, the maximum liability for any claim, loss expense, or damage shall in no event exceed sums actually paid by the renter to the owner and owner will not be liable for incidental, special, consequential or indirect damages arising out of or in connection with this Rental Agreement.

Resort: _____ (Ocean Creek or Sea Watch)

Guest Name: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Telephone 1: _____ Telephone 2: _____ E-Mail: _____

Arrival Date: ____/____/____ Departure Date: ____/____/____

Guests: Number of Adults _____ Number of Children _____

- a. Total Condo Rental Rate (see rate schedule): \$ _____
- b. Reservation Deposit (1/2 of a): \$ _____ (Due now)
- c. Refundable Security Deposit (\$200): \$ 200.00
- d. Due two weeks before arrival (c plus b): \$ _____

I have read, understand, and will comply with the rental terms outlined herein as well as the rules of the Resort.

Guest Signature: _____ Date: _____

Following will be completed by Lisa and Jeff Veleber

Agreement Accepted: _____	Date: _____
By Lisa Veleber / Jeff Veleber	
Amount Received: _____	Check Number: _____