

## CAROLINE'S DREAM RENTAL AGREEMENT

Thank you for considering Caroline's Dream for your stay. The property is operated by Lakeview Vacation Rentals, LLC. We strive to offer you a clean, well maintained home for your vacation pleasure and ask that in return you respect the home and its contents so others may enjoy it as well. The home is smoke free and pet free. If you are a smoker please do so outdoors and use the proper receptacles provided. The home is located in an owner's association where there are rules pertaining to noise. Quiet time is from 10:00 p.m. to 8:00 a.m. Any complaints received may result in you being asked to vacate the home and all monies paid will be forfeited. **No house parties are allowed.**

This home is reserved for the exclusive use of the party noted below (Guest). There is a security deposit of \$175.00 required before the reservation is confirmed. The deposit is fully refundable within 10 days after the departure if the following conditions are met:

The reservation is cancelled 30 days or more prior to check-in.

The home and contents are not damaged.

The Rental Rules (Exhibit A) are fully adhered to.

The home is left in clean condition (see "At the end of your stay").

The full amount of the rent and fees are due 10 days prior to check-in. The rent and fees are in addition to the security deposit. A written confirmation will be sent to you detailing the rental amount and fees upon receipt of your security deposit. You will be provided a key code upon receipt of all rent and fees. We accept cash (do not send through the mail), checks, money orders, cashier checks, Mastercard/Visa, Discover, and American Express credit cards. A copy of the renter's identification with photograph is required with the deposit.

Upon arrival if you find any areas that have not been cleaned, are unsafe, or unsatisfactory please contact us immediately. Should something break or become un-operational during your visit please let us know that as well. Our goal is to provide a clean, sanitary, and safe home for your stay.

### **At the end of your stay:**

Place used bath linens in tub/shower.

Remove all bed linens and place on floor in utility room.

Put all garbage in bags and place bags in garbage container outside.

Remove ALL food brought into the home, empty and wipe out refrigerator.

Clean counter top, sink, microwave, and stove top.

Clean all dishes, cookware, and cooking utensils, empty dishwasher and put away.

Close and lock all windows and exterior doors.

Turn off all lights and television.

Leave parking passes on kitchen table.

Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the Rental Rules.

The maximum number of guests is limited to 6, unless prior written permission is obtained from the owner. There is a minimum stay of 3 nights (7 nights during holiday weeks).

By signing the agreement below I agree to be responsible and pay in full for any damages or other losses that result to the home or its contents. I agree that the owners are not responsible for any losses to personal property, liabilities or injuries to the renters or their guests that may occur during the term of this agreement.

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Renter (sign)

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Date

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Renter (print name)

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Owner (sign)

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Date