



CEDAR BEACH LODGE, LLC

RENTAL RULES AND CONTRACT

10963 Beach Drive, Lusby, MD 20657

Owner's cell phone: 703-587-7832

E-Mail: deb.brooks@kw.com

1. CHECK-IN TIME IS AFTER 4 PM EST AND CHECK-OUT IS 11 AM EST.

Early Check-in or late check-out with prior owner permission. Summer weekly rentals are Friday to Friday.

2. This is a NON SMOKING home.

3. Pets are permitted on a case by case basis, with owner's pre-approval.

4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. No parties!

5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit is replaced with Property Damage insurance (\$1,500.00). The insurance payment of \$59.00 is included with the application for rent.

a. No damage is done to unit or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in trash cans, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.

d. All keys are left on the welcome board and house is left with all doors and windows locked.

e. Any charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. NO Early check-in or late check-out, unless prior approval by owner.

h. The guests are not evicted by the owner (or representative of the owner), the local law enforcement or the security company employed by Cedar Beach Lodge, LLC.

6. PAYMENT – Deposit of 50% of the rental fee (includes Property Damage insurance and tax) is due with the signed application to rent the property. Payment in full is required 30 days before arrival, or if less than 30 days, with the signed application and contract. The deposit will be applied toward the rental. Please make payments in the form of PayPal or personal checks payable to Deborah Brooks and sent to 44475 Chamberlain Terrace #103, Ashburn, VA 20147.

7. CANCELLATIONS: No refunds are made within 14 days prior to the scheduled occupancy. Cancellations made 15 days or more will attract a 20% cancellation fee. Cancellation or early departure does not warrant any refund of rent or deposit.

8. MONTHLY RESERVATION CANCELLATIONS – Monthly guests must cancel one hundred twenty (120) days prior to check-in. Monthly guests who make a change which results in a shortened stay must be made at least ninety (90) days prior to check-in.

9. MAXIMUM OCCUPANCY- The maximum number of guests is eight (8) persons plus one baby. **Guests are limited to the number approved on the Rental Application and NO additional guests are allowed.**

10. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.

Longer minimum stays may be required during holiday periods. If a rental is accepted for less than two days, the guest will be charged the two-night rate.

11. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. Amenities include long distance calls (US only), wireless internet and cable TV. They do not include Pay Per view or On Demand programming.

12. NO DAILY MAID SERVICE – While linens and bath towels are included in the house rental, daily maid service is not included, however, is available at an additional rate. **We request you bring your own beach towels.** We do not permit towels or linens to be taken to the beach from the house.

13. NOISE Please keep the peace at all times during your stay. No excessive dog barking at any time, and quiet after 11 PM.

14. RATE CHANGES – Rates subject to change without notice.

15. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.



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16. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

17. HURRICANE OR STORM POLICY – No refunds will be given unless:

- a. The National Weather Service orders mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest. The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund or reschedule:
 1. Any unused portion of rent from a guest currently registered
 2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted
 3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

18. Force Majeure Events – Cedar Beach Lodge's failure to perform any term or condition of this Agreement as a result of conditions beyond its control such as, but not limited to: terrorism, war, strikes, fires, floods, acts of God, governmental restrictions, power failures or damage or destruction of equipment, plumbing, well, septic, phone, internet or cable TV network outages, shall not be deemed a breach of this Agreement.

By signing below, I agree to all terms and conditions of this agreement

Departure Information

Before departure please be sure to do the following:

- Take out all trash to the trash cans located in crawl space
- Strip all beds and start load of towels in washer
- Return all furniture to original location/position
- Load and run the dishwasher
- Lock all doors and windows
- Sign our guest book
- Leave the key to the crawl space
- Remember to take all of your belongings!
- Depart by 11 AM
- Have a safe journey home!

Signature: _____ Date: _____