

Rules & Regulations of Robin's Nest

CHECK-IN TIME is AFTER 2 P.M. AND CHECKOUT is NOON. NO Early Check-in or late checkout. Owner reserves the right to bill tenant a late fee of \$250 for late checkout.

This is a NON SMOKING HOME.

PETS are not permitted in rental units under any conditions. Renter forfeits damage/reservation deposit should pets be found to be in home during their stay. Owner reserves the right to ask tenant to leave without refund of rent should pets be brought into house.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of \$300 is required to hold your reservation dates. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (10) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- Tenant abides by policies of home including no pets and no smoking.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to twelve (12) persons. Upon reservation tenant has represented the maximum number of guests to stay in home.

NO DAILY HOUSEKEEPING SERVICE. LINENS AND TOWELS ARE INCLUDED WITH THE RESERVATION.

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.

PARKING – Parking is limited to five (5) vehicles. Vehicles are to be parked in home's driveway. Parking on the road is not permitted.

TRAVEL INSURANCE – Landlord recommends that tenant obtains their own travel insurance,

Owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. Owner is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

CONDITIONS FOR RENTAL: HOME IS LOCATED IN AN UPSCALE AND QUIET RESIDENTIAL NEIGHBORHOOD. TENANT AGREES TO THAT TENANT AND TENANT'S GUEST WILL TREAT THE HOME WITH CARE AND RESPECT.

TENANT AGREES THAT TENANT AND TENANT'S GUESTS WILL ABIDE BY NORTH CAROLINA LAWS. OWNER RESERVES THE RIGHT TO ASK TENANT AND TENANT'S GUESTS TO LEAVE SHOULD THEY NOT BE IN COMPLIANCE WITH THE LAW OR SHOULD THEY BEHAVE INAPPROPRIATELY. INAPPROPRIATE BEHAVIOR INCLUDES AND IS NOT LIMITED TO ALL AND ANY BEHAVIOR THAT

DISTURBS THE NEIGHBORS. SHOULD TENANT OR TENANT'S GUESTS BEHAVE INAPPROPRIATELY, OWNER RESERVES THE RIGHT TO ASK TENANT AND TENANT'S GUESTS TO LEAVE PREMISES WITHOUT REFUND FOR THE BALANCE OF THEIR STAY.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign _____ Date _____