

**LONG GROVE DRIVE
RENTAL AGREEMENT**

This Rental Agreement (the “*Agreement*”) is made by and between Revel Management, LLC (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at: 1600 Long Grove Dr, Mt Pleasant, SC 29464

The property is fully furnished and includes all major appliances, HVAC/AC, TVs, W/D, Fully-Equipped Kitchen, Wireless Internet, Bed Sizes: 2K. Sheets and bath towels are provided. Check-out housekeeping is included.

3. **Maximum Occupancy:** The maximum number of overnight guests is limited to 6 people. The number of total people, overnight and temporary guests, is limited to 12. No more than 12 people may be on the property at one time.

4. **Term of the Lease:** The lease begins at 3:30 p.m. on _____ (the “*Check-in Date*”) and ends at 12:00 noon on _____ (the “*Check-out Date*”).

5. Guest shall not assign or transfer this Agreement in whole or in part, nor sublet all or any part of the Premises, nor suffer or permit the occupation of all or any part thereof by any other party than those signing the lease.

6. **Rental Rules:** 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 attached rules at all times while at the property. Guest agrees that Guest has received and read Exhibit A and that it shall constitute an integral part of this Agreement.

7. **Access:** Guest shall allow Homeowner representatives access to the property for purposes of repair and inspection. Homeowner representatives shall exercise this right of access in a reasonable manner.

8. **Rental Rate and Fees:**

Rental Rate: The rental rate is _____ for the term of the lease, with payments per month for the Guest’s convenience. It includes all utilities, Comcast TV (but not On-demand or Pay-for-TV), Internet, and phone, HOA and taxes.

Security Deposit: A security deposit check in the amount of \$1,000 is due. The security deposit shall be refunded within ten days of the Checkout Date less charges for any deductions which may include, but are not limited to: damage to the property or furnishings; dirt or other mess requiring excessive cleaning; missing items from the premises; any unpaid long distance telephone charges or cable television charges; locksmith fees; or any other cost incurred by Homeowner due to Guest’s stay. If damage or loss is greater than the amount of the security deposit, the remaining balance needed for replacement or repair will be the responsibility of Guest and shall be due within 3 days of receiving notice.

Deposit Interest Disclosure: In accordance with the South Carolina license law, disclosure is hereby given that the Linda E. Swayne escrow account is an interest bearing account. **All interest earned on its escrow account shall accrue for the benefit of, and shall be paid to, Share Our Suzy (www.shareoursuzy.org).** Linda E. Swayne will be claiming no deductions whatsoever on this donation.

9. Cancellation Policy: Guest cancellations must be in writing (e-mail is preferred). Payments not received on time are considered a cancellation. If you cancel your reservation, your money will be held until the property has been rebooked and confirmed for the same use period and for the same rate. There are NO exceptions. All cancellations will be charged a cancellation fee of 10% of the rental rate. If the property is rebooked for only part of the use period or for less rent for the reserved days, the rental amount will be refunded minus any uncollected rent for the use period plus the 10% cancellation fee. If the property cannot be re-rented for the use period, the entire rental amount is forfeited. In the case of cancellation, 100% of the security deposit is refundable within 10 days of notice.

10. Insurance: Homeowner is not responsible for, and shall in no way incur liability as the result of, loss or damage incurred as the result of an Act of God or the weather. Guest is advised to purchase renter's insurance for personal items.

11. Payment: Acceptable payment methods are personal check or cashier's check. All checks should be made payable to "Linda E. Swayne" and mailed to Revel Management, P.O. Box 26126, Charlotte, NC 28221-6126.

12. Additional Fees and Charges:

- a. Return Check Fee. A \$50 fee will be charged if a check is returned for any reason.
- b. Enforcement: Guest agrees to pay all court costs and reasonable attorney fees incurred by Homeowner in the enforcement of its rights under this Agreement.

The parties agree to the terms of this Short Term Rental Agreement, as well as the attached terms set forth in Exhibit A, as evidenced by the signatures set forth below.

Homeowner:

Linda E. Swayne

Signature: _____

Lisa Swayne Proud, Manager

Phone # (during stay):

704-376-5507

Guest:

Name (print): _____

Signature: _____

Date: _____

Cell Phone # (during stay):

Exhibit A
RENTAL RULES

1. Smoking is NOT allowed. If it is determined that smoking did occur, a fee will be charged to cover the cost of smoke removal (\$100 per room) and any damages incurred.
2. Treat the condo as if it is your own. Keep the property and all furnishings in good order. Moving furniture/wall hangings is not allowed. Do not put any holes in the walls to hang things. Only use appliances for their intended uses.
3. Any person temporarily on the property is the sole responsibility of Guest.
4. Tenant agrees to indemnify and hold Homeowner and its members, agents, representatives, and officers harmless against any liability for personal injury or property damage sustained by any person (including guests of Guest) as a result of any cause, unless caused by the negligent or willful act of Homeowner. In addition, the Homeowner is not responsible for the loss of personal belongings or valuables of Guest. By accepting this reservation, it is agreed that Guest is expressly assuming the risk of any harm arising from use of the premises or others whom they invite to use the premises. Neither the Homeowner nor its members, agents, representatives and officers are responsible for accidents or injury to licensees, their guests, damaged personal property, or for articles lost, left on departure, or stolen.
5. Parking: Guest has two parking spaces.
6. The Guest(s) acknowledges that he/she is a licensee of the owner and not tenant; and that he/she is not acquiring any interest in the property. Guest shall not assign this Agreement or sublet the property in whole or in part without written permission of the Homeowner.
7. There will be NO refund for non-operational equipment/appliances that we are unable to repair. Any breakdown will be repaired and replaced as quickly as possible; however, no guarantee can be made that such problems can be resolved immediately.
8. Check Out Procedures: Empty refrigerator and freezer. Wash all dishes prior to leaving (you are not required to put the dishes away). Place dirty linens in the laundry room. Leave the house neat. Take all trash to the community trash containers located near the front entrance of Long Grove. Shut and lock windows and doors. Turn off all lights and fans. Homeowner reserves the right to charge additional fees if Check Out procedures are not followed. Keys and amenity fob must be returned to Homeowner (amenity fob replacement charge by Long Grove is \$30). I agree to follow all Check Out procedures. (Initial Here)

ADDENDUM TO GUEST LICENCE AGREEMENT FOR
1600 LONG GROVE RENTAL GUESTS

- Adhere to the posted speed limit.
- Observe the noise ordinance from 10 p.m. until 7 a.m.
- No object other than potted plants and patio furniture shall be placed on a balcony (prohibition applies to objects such as, but not limited to, umbrellas, bicycles, laundry garments, towels, coolers, string lights.). Objects shall not be permitted to hang over or be attached to any exterior balcony wall or to otherwise protrude outside of the vertical railing plane formed by the exterior surface of the balcony wall.
- Obstruction of the Common Elements is not permitted (nothing shall be kept, parked on, stored on any common area).

- Use of gas or charcoal grill, or exposed electric element grill on a balcony is prohibited (grills are available for use in the pool area).
- Antenna or Satellite Dish may not be erected without approval.
- Stored vehicles are prohibited.
- No Owner or Occupant may keep on any portion of the regime more than two (2) dogs and/or cats per unit. You must pick up after your pet at all times. Dogs must always be leashed when outside and The Board of Directors reserves the right to have any animal that proves to be a nuisance or disruptive removed from the property. Restricted breeds include: Akita, Alaskan Malamute, American Bulldog, Chow, Great Dane, Doberman Pincher, Pit Bull Terrier, Rottweiler, Staffordshire Terrier, Siberian Husky, Wolf Hybrids or any trained attack, guard or fighting dog.
- Oversized or non-fitting bike tarps are not allowed. Tarps held on with cords or other means of securing tarps is not allowed. The tarp should fit snugly. Bikes in poor condition will be tagged and removed within 48 hours.
- Skateboarding is prohibited.
- All trash is to be placed in sealed bags and deposited in receptacle for collection by the regime. Items of a household nature that do not fit in the compactor are to be hauled away by resident. Recycle bins are provided and are located in the trash area.
- Pool hours are from 9am - 10pm. No glass objects are permitted in pool or grill area. Smoking is not permitted in pool area. No animals are allowed in pool area. No foul language or rowdy behavior. Rules promulgated by DHEC that are not followed may result in pool closing.

The above rules must be complied with. Long Grove Owners will be issued an automatic \$100.00 fine if found in violation any of these provisions. In addition, the fob that allows amenity access will be deactivated. The Board takes this very seriously and will take action without warning. Fines and any costs associated with non-compliance will be applied to the Owner's account.

I have read, understood, and agree to the above rules/prohibitions. I further agree that I will be responsible for any and all fines levied as a result of any violations by any member or guest while residing at the property.

Guest1 Signature: _____

Date: _____

Guest2 Signature: _____

Date: _____