

Contract and Payment Policies – 715 Ocean Boulevard, IOP, SC

- Cash, checks, or Visa/Mastercard/Discover credit cards accepted.
- Confirmation of Reservation - Made upon receipt of deposit.
 - Cash or Check- Signed contract (3 pages) must be received with deposit, as applicable.
 - Credit Card- Electronic transmission of contract with credit card information will constitute approval to debit amount of deposit from credit card and confirm reservation. In addition, a signed copy of the contract must be forwarded within 7 days or reservation may be cancelled
- Payment of Balance
 - Cash or Check- Balance of rental fee plus \$1000 damage deposit due not later than 30 days prior to initial rental date.
 - Credit Card- Unless otherwise agreed, card on file will be debited for balance of rental fee 30 days prior to initial rental date. Card on file will serve as damage deposit.
- Cancellation Policy- A cancellation must be received in writing or by email. The deposit refund will be held until the property has been rented for the same period and at the same rate. Any shortfalls in proceeds from the initial total rental fee for the rental period covered by the deposit will be deducted from the deposit refund. Cancellations within ninety days of the rental date will be subject to a 10% administration charge.
- Damage- Guests agree to be responsible for all damages and unusual cleaning expenses (ex: food or beverage stains on rugs or furniture) and this responsibility will not be limited by the amount of the damage deposit. Notification of damage will be made within 5 days of vacating. Appropriate justification/documentation will be supplied. Damage deposit refunds (for cash or check payments) will be forwarded within 15 days of check-out.
- General Policies:
 - Cleaning and linen service are included in the rental fee.
 - Pool heating fee coordinated with the owner using propane costs at rental date.
 - Pets are not allowed.
 - Smoking is not allowed in the house or on the decks/porches.
 - Condition of outside grounds (trash, etc) is the responsibility of the guest.
 - All furniture (outdoor and indoor) should be returned to it's original position.
 - Check-in time: 4 PM. Check-out time: 10 AM
 - We are not responsible for weather or acts of god. In such case, there will be no refunds.
- **Important: The Isle of Palms is a family-oriented beach vacation destination. The property is intended for the enjoyment of family and friends. Any formal gatherings (weddings, receptions, scheduled meetings, etc) will be allowed only with the prior written consent of the owner and strictly subject to the written details contained in any consent. House parties with visitors or groups not included in the contract are strictly prohibited. Prospective rental groups comprised solely of persons under the age of 27 years are strictly prohibited.**
- **Any misrepresentations contained in this contract or breach of any provision of this contract may result in your immediate removal from the property without refund. Note: Guest is NOT a Tenant and has acquired no leasehold interest in the property. Guest is a licensee of the Owner pursuant to S.C. State Code 45-2-20 et. seq. The terms “rent” or “rental” are used for convenience only.**
- **Guest agrees to restrict occupancy to the number and class of occupants listed in this contract.**
- **The City of Isle of Palms (CIOP) has a series of ordinances addressing short-term rentals. The noise ordinance is a strictly enforced ordinance. A copy of the City’s “Notice to Renters” form is attached to this contract and made a part hereof. Guest agrees to be responsible for any fines levied against the owner for violation of any ordinances related to the rental property. Furthermore, violation of any of the related ordinances by guest or any other occupant are grounds for immediate removal from the property with no refund. A Notice to Renters form is prominently displayed inside the house. If you do not see it, contact us immediately so we can provide a replacement.**

Rental Contract – 715 Ocean Boulevard, IOP, SC

Dates (inclusive of stay) _____
Number in party 27 years of age _____ Number in party under 27 years of age _____
Total Occupants for Rental Period _____

Primary Responsible Party (must be 27 years of age or over)
First Name _____ Last Name _____ Age _____
Address _____
City _____ State ____ ZIP _____
Home Phone _____ Cell _____ Work _____
Email Address _____

I have read and agree to be bound by all terms and conditions set forth in the preceding Contract and Payment Policies form.

Signature (Please sign page 3 also)

Secondary Responsible Party (must be 27 years of age or over):
First Name _____ Last Name _____ Age: _____
Address _____
City _____ State ____ ZIP _____
Home Phone _____ Cell _____ Work _____
Email Address _____

I have read and agree to be bound by all terms and conditions set forth in the preceding Contract and Payment Policies form.

Signature (Please sign page 3 also):

Rental Fee based on the following (See Contract and Payment Policies Page):
1) Appropriate daily or weekly rental fee (see applicable rates on VRBO website page), plus
2) Local tax rate of 14% for all rentals plus a 2.5% surcharge if using a credit card

30% Deposit (based on total rental fee) upon reservation confirmation
Balance (+ \$1000 damage deposit if paying by cash or check) due not later than 30 days prior to initial rental date.

Credit Card Info:
Name on Card _____
Address _____
City _____ State ____ Zip _____
Card Type _____ Card Number _____
Expiration (month/year) _____ Security Number (three digit number on back) _____

Mail contract, checks, and cash, as appropriate
to: Mark and/or Jill Hettermann
1479 Indian Street
Mount Pleasant, SC 29464



City of Isle of Palms

www.iop.net

IMPORTANT NOTICE TO RENTERS

715 OCEAN BLVD

NOISE

Please respect the privacy of your neighbors. The Isle of Palms noise ordinance is strictly enforced and includes stereos, televisions and any other noise. Quiet is required Sunday through Thursday from 10 p.m. to 10 a.m. and Friday and Saturday from 11 p.m. to 10 a.m.

MAXIMUM OVERNIGHT OCCUPANCY of this residence (excluding children under the age of two years) is **14** people.

MAXIMUM NUMBER OF VEHICLES that may be located at this residence between 11:00 p.m. and 9:00 a.m. is **6** vehicles.

ALCOHOLIC BEVERAGES are prohibited on the beach and public streets.

BEACH FIRES and DISCHARGING FIREWORKS are prohibited at all times due to fire hazard.

DOGS may run free on the beach from 5 a.m. until 8 a.m. from April 1 to October 31; and from 5 a.m. until 10 a.m. from November 1 to March 31. You must have leash in hand **and control over the animal**. At all other times dogs must be on leash and under complete control, even in the water. Dog excrement must be picked up and disposed of properly. The City has provided trash barrels along the beach and at the end of beach access paths.

ENDANGERED LOGGERHEAD SEA TURTLES nest on the Isle of Palms. Starting at dusk between May 1 and October 31, it is a violation of the Isle of Palms Lighting Ordinance to use oceanfront deck and porch lights. Please respect your neighbors by turning off pool lights as well.

BEACH CHAIRS, UMBRELLAS AND TENTS left unattended on the beach after sunset may be disposed of by the City. For safety, please refill any **BEACH HOLES** you dig.

WASTE and TRASH Only City-issued rollout carts may be used for trash and garbage collection. The carts are to be placed at the curb no earlier than 5 p.m. the night before pick-up and must be removed no later than 9 a.m. the day after pick-up.

First Monday in May to First Monday in October:
Mon. & Thurs: Breach Inlet through 30th Ave. Tues. & Fri: 31st Ave. to 57th Ave. and Wild Dunes
First Monday in October to First Monday in May:
Mon.: Breach Inlet through 30th Ave. Tues.: 31st Ave. to 57th Ave. and Wild Dunes

The Isle of Palms puts its recycling bins out every other Tuesday evening no earlier than 5 p.m.

A VIOLATION OF ANY OF THESE REQUIREMENTS MAY SUBJECT YOU AND YOUR GUESTS TO A FINE AND COURT COSTS OF UP TO \$1,087 AND/OR 30 DAYS IN JAIL.

Please read the contract, payment and contract policies pages, and the above document carefully (the maximum overnight occupancy above has been changed by CIOP to 16). Sign and date below to confirm your understanding of and agreement to the contents of all. The owners are co-responsible for your compliance and are subject to significant civil action. **Both responsible guests signing below will be required to stay at the property and be reasonably available in the local area for the length of the contract. Any misrepresentation on this contract, violation of owner policies, or police-cited violations regarding renter conduct on the property can, at the discretion of the owner, necessitate guests immediately vacating 715 Ocean Boulevard, IOP, SC, 29451 with forfeiture of the complete rental fee along with the damage deposit.**

Signatures:

Primary Responsible Party _____ Date _____

Secondary Responsible Party _____ Date _____