

## FOOTPRINTS RENTAL RULES:

Guest agrees to abide by the following rental rules (hereinafter "Rental Rules") at all times during Guest's stay at the Property. The guest shall also ensure that any person Guest permits on the Property shall also abide by the rental rules: (1) Footprints is privately owned & personally decorated, equipped and updated by the property owner. LESSOR RESERVES THE RIGHT to REFUSE rental or to terminate occupancy if deem said occupancy to be detrimental to the property. Property may not be used for unlawful purposes and no criminal activity will be allowed on the premises under any circumstances. Additionally, no commercial activity may be conducted on the premises. In the event of the aforementioned, the tenant will be evicted, and any prepaid monies will be forfeited to the owner. Lessor or Authorized Party reserves the right to enter the unit at any time for the purpose of inspection, repair, management or showing to a prospective buyer. (2) The total number of persons allowed in the unit or on the property at any time cannot exceed 10 by Maximum Occupancy. Over occupancy of a unit could result in immediate eviction and forfeiture of unused rent. (3) NO HOUSE PARTIES, WEDDINGS OR RECEPTIONS are allowed. Large gatherings that would over occupy or be detrimental to the property in any way will result in immediate eviction without a refund of rent and additional charges will be charged. PROPERTY WILL NOT BE RENTED TO VACATIONING STUDENTS. Any reservation made under false pretense will result in loss of rent and immediate eviction. Charges for any additional cleaning or damage to the property as well as any legal fees will be the solo responsibility of the Guest. (4) No trailer, motor home, tents, etc. are allowed as this over occupies the number of people allowed in the home & on the premises. There are certain restrictions regarding boats, trailers, etc. If bringing one of these items, please call Lessor before arrival for approval. (5) Lessor DOES NOT guarantee any appliances, VCRs, DVD Players, stereos, telephone, internet access, cable, or satellite in rental units. NO REFUNDS or rate adjustments will be given for mechanical failures or malfunctioning equipment. Lessor DOES promise to have them repaired by appropriate companies as soon as possible. Please understand these malfunctions are out of our control. Maintenance technicians, pest control & any other needed vendors may access the property for purposes of repairing previously reported issues or scheduled repairs/preventative maintenance/ bug exterminations. Lessor or Authorized Party will make every effort to notify you of anyone who may be entering the unit during your stay. (6) DO NOT move any contents from property. DO NOT rearrange furniture. There will be a charge if the furniture is not in the proper place as we must hire someone to move it back to the proper location. (7) The units are fully equipped. Towels & sheets are provided. There is one towel & one wash cloth per number the unit sleeps. Additional towels may be requested for a fee prior to arrival. There will be a charge for lost or damaged sheets and towels. WE DO NOT PROVIDE TOILET PAPER, TRASH BAGS OR OTHER PAPER OR SOAP PRODUCTS other than a one-time complimentary roll of toilet paper and a small bar of soap in each bathroom and one trash can liner for each trash can will be in the unit prior to your arrival. (8) Footprints has a keyless entry system. A guest code will be provided prior to check-in. (9) Footprints has locked or secured closets for owner personal use. You will be charged if the owners locked or secured closets have been tampered with or if any items are missing. There will also be a charge to repair the damage done to the locks or doors. If you notice a closet or door that has the owners' personal belongings or that looks to have been tampered with in any way, please call Reed Real

Estate immediately upon check-in so we can correct the problem and notify the previous guest. (10) Upon departure, all TVs, Dish Control Boxes, VCRs, etc. must be connected & in the same working order as upon your arrival. Many times, video gaming systems, DVD Players, VCRs, and other devices are brought from home and wired into the existing electronics or surround sound equipment. Upon departure the devices have been rewired incorrectly rendering them nonfunctional. If we must send maintenance or a technician to the home to repair the problem, there will be a \$75 service charge, plus any additional invoices charged by the repair technician. Upon your check-in, please notify us immediately if there is a problem with the televisions or any other electronics in the unit so we can repair them as quickly as possible. (11) Footprints must be secured by locking all windows and doors any time you leave the premises. (12) NO PETS ALLOWED! (13) We are not responsible for left items. Please be sure to collect all your belongings before departure. (14) Use of outdoor grills on decks, porches, or balconies is PROHIBITED. We DO NOT guarantee the availability or condition of grills at the property. Grills, as well as other beach equipment can be rented from [www.beachbumservices.com](http://www.beachbumservices.com). (15) DO NOT take any contents of the unit or deck furniture to the beach. This includes sheets, towels, bedspreads, etc