

The Beach House

Beach Bungalow Style Apartments

104 Talbot St, Ocean City, MD 21842

&

608 Philadelphia Ave, Ocean City, MD 21842

HIGH SCHOOL GRADUATE AGREEMENT

This is a License to Use Agreement NOT a Lease subject to Maryland Tenant-Landlord Laws. Freedom Property Management d/b/a The Beach House herein referred to as "Owner", and the undersigned, herein referred to as "Guests", agree to the following terms of rental for a room or apartment.

Please call to confirm availability and rates.

**For final reservation, please print and mail completed agreement with monies owed and copies of ID's to:
Aaron Evans, PO Box 4703, Salisbury MD 21803**

Group Leader/Spokesperson Information required:

Name: _____ Signature: _____

Age at time of signature: _____ Date at time of signature: _____

Cell #: _____ Email: _____

Address: _____

(Note: the Group Leader's address above is where the security deposit will be mailed back to unless noted otherwise. It is the group leader's responsibility to disperse monies back to different group members. Security deposit will be mailed no later than 30 days after departure date.)

The Group Leader/Spokesperson does not have to be 18 years old. However, if he or she is not 18, then his or her parent has to sign below as the adult responsible for the group.

Parent's Information Required:

Name: _____ Signature: _____

Home Phone: _____ Cell Phone: _____

Home Address: _____

The Group Leader/Spokesperson will be the middle-person between Owner and Guests and is the only one authorized to speak with Owner.

Unit: _____

DATE OF ARRIVAL: ____/____/____ thru **DATE OF DEPARTURE** ____/____/____
(Must be Saturday to Saturday for Talbot St location and Sunday to Sunday for 7th St location.)

OCCUPANCY: No more than _____ persons. All occupants must sign Agreement as Guests. No substitution of Guests without prior approval from Owner.

RATE:

Room	\$ _____
Tax	\$ _____ (10.5%)
Total	\$ _____

Signed contract and \$100 per person Reservation Deposit is due at the time of reservation. Check(s) should be made out to Freedom Property Management. Room total less reservation deposit is due prior to April 1st 2011.

CANCELLATION: No Refunds. If total payment is not received by April 1st 2011 Owner will cancel Guests reservation with no refund.

DEPOSIT: A security deposit of \$100 per person shall be due at time of check-in in Cash and shall be held against damages to the premises and/or charges incurred due to violations of this Agreement. After deductions, if any, the deposit will be returned to the Guests after a thorough inspection within 30 days after departure. Owner reserves the right to charge Guests for damages and charges that exceed the amount of the security deposit, including legal fees. Any item missing or broken at Checkout will be charged to the Guests. **Rooms shall be free of trash and demised in the same condition as when the Guests checked in.** Part or all of the security deposit may be retained to offset the expense of cleaning and restoring the property to the condition at check-in. In case of eviction resulting from non-compliance with the rules, all monies will be forfeited.

NOISE: The Town of Ocean City has adopted a Noise Control Ordinance that makes it unlawful to cause or permit levels which exceed those established by the Department of Health and Mental Hygiene of the State of Maryland. It shall be a violation of this Agreement and grounds for immediate removal from the property, if these noise levels are exceeded as a result of Guest activity on the property. The Town of Ocean City has additional noise ordinances, which are criminal offenses if violated.

PETS: No pets or animals of any kind are permitted on the property during the month of June; any violation will result in a \$150.00 charge and possible eviction.

CLEANING AND REPAIRS:

The estimated cleaning time for 2 cleaners is 20 minutes and for 1 cleaner is 40 minutes. If additional cleaning time is required above that time span, Guests will be billed \$2.00 per each additional minute per cleaner. This surcharge also applies to any time that the owner or cleaners spend picking up cans, bottles and trash around the building and on the front porches. If damage repair and/or replacement is necessary, Guests will be billed at an hourly rate of \$75.00 plus parts or materials on the actual cost to repair the damage. After the 1st hour, the rate lowers to \$55 an hour.

Cleaning Check-List

- All trash, cans, bottles, refrigerator food, bathroom trash, etc. is to be all bagged and put into trash containers located beside the building. Do not leave any items in the refrigerator or freezer.
- All dishes, cups, silverware, pots and pans are to be washed, dried, and put away. This includes washing out the coffee pot.
- Sweep and mop all tile floors. Vacuum all rugs.
- Clean porches and exterior of property.
- Fold up any and all blankets and or comforters that came with the Apartment. Lay each comforter or blanket out onto each bed or fold and put in closet shelf.
- Check under beds and all draws etc. for items left behind, and any loose trash.

Toilets

Toilets shall not be used for any purpose other than that for which they were constructed, and no sweepings, sanitary pads, diapers, rubbish, rags, or garbage shall be placed therein. Any stoppage of the sewer lines through the neglect of the Guest shall be repaired at the expense of the Guest, and the Guest will reimburse Owner for any damage caused by escape or overflow of water resulting from any cause.

LINENS

Guests shall provide their own blankets, pillows, sheets, towels, paper products, and toiletries.

INSPECTION

Owner shall inspect the property, at a minimum, the day before check-out to determine if any significant repairs are needed. If it is determined there are repairs needed guests will be evicted immediately so repairs can be completed before new guests arrive. At owners discretion additional inspections may be completed throughout the week.

NON-SMOKING:

Smoking is not permitted within any of our apartments at any time. Smoking inside may result in eviction an/or charges to guests security deposit.

CHECK-IN TIME:

Between 3 p.m. and 6 p.m depending on when prior cleaning is complete. If you will be arriving outside of this time frame please call us to make alternate arrangements.

CHECK-OUT TIME:

10:00 am sharp. Keys may be left on kitchen counter. At owners discretion a \$100 per hour fee may be charged for each hour (or portion thereof) past the check out time.

PARKING:

Unit #1 has use of our main driveway on Talbot St with room for up to 4 cars.

Unit #2 has use of our side driveway with room for 2 small cars .

Units #3, 4, & 5 each have one small reserved space 1 block west of The Beach House behind Capt. Skips Bait & Tackle.

Units #6 & 7 share the driveway on 7th St. There is room for one car each however they will block each other in.

HOLD HARMLESS:

Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither does Owner accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas,

electricity or plumbing. Nor will Owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

Law Enforcement:

If Guests cause Law Enforcement to be called for any reason Owner may remove Guests from property immediately with No Refund.

REMEDIES:

Guests understand that Owner may remove Guests from the property immediately upon violation of this Agreement with **No Refunds**.

How did you hear about us?

Craigslist AlwaysOnVacation Vacationrentals.com Google

Neighbor: Mike-Atlantic Apartments Terri-IslandBreeze Yahoo

NOTICE: This is a legally binding contract. If not completely understood, seek competent legal advice.

All Guests and Parents of those under 18 must include a copy of their drivers' licenses.

For final reservation, please print and mail completed agreement with monies owed and copies of ID's to:

Aaron Evans, 104 Talbot St, Ocean City MD 21842.

Thank you and enjoy your stay in Ocean City!

GUEST #1

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #2

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #3

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #5

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #7

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #4

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #6

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #8

Name: _____

Address: _____

Phone #: _____

Email: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

Please make copies of this sheet if you need room for additional guests.