

# Guest Rental Agreement

<http://applebyacres.com/>

Arrival Date: \_\_\_\_\_

Departure Date: \_\_\_\_\_

TENANT NAME: \_\_\_\_\_

TENANT ADDRESS: \_\_\_\_\_

(Include City, State, Zip) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

(Home) (Business) (Cell) \_\_\_\_\_

DATE: \_\_\_\_\_

GUEST COUNT:(Adults) \_\_\_\_\_ (Children)\_\_\_\_\_ (Pets) \_\_\_\_\_

1. AGREEMENT: The Owner and Tenant agree as follows: Above Tenant is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.

2. PROPERTY DESCRIPTION: The house you are renting is a 3 bedroom, 2 bath, single family dwelling on 2.0 acres' lakefront lot located at 115 Wisteria Drive, Leesville, SC. The property provides a panoramic lake view and access to a public dock. There are sleeping accommodations for 6-8 people when using all beds and one sleep sofas. The main level consists of a fully equipped kitchen, dining area, and living room, bathroom, all with lake views. The living room is equipped with a cable TV and WiFi internet access and is furnished with a king size sleep sofa. The main level also consists of a full bathroom. All bedrooms include a TV and cable TV set-up.

### 3. PAYMENT:

This signed agreement along with payment should be sent by \_\_\_\_\_ to:

**Dee Appleby**  
**115 Wisteria Drive**  
**Leesville, SC 29070**

4.PETS: Pets are allowed. You MUST clean up after your pet. That includes properly disposing of all waste material. You must also maintain control of your pet at all times, and NEVER leave a pet unattended.

6. CANCELLATION: No refunds for cancellations.

7. CHECK IN: Check in time is 3:00 PM. Early check in is allowed only when the property is cleaned and ready for occupancy. Prior approval is REQUIRED.

8. CHECK OUT: Check out time is 10:00 AM. Late check out is allowed only when the property is not being rented the following day. Prior approval is REQUIRED.

9. KEYS: One set of keys will be provided after full payment is received and all has successfully cleared. It is the tenant's responsibility to return all keys to the owner or a \$25 fee per missing key. If you lose or misplace your keys before or during your stay, please call the Owner for additional instructions.

10. CLEANING: The property will be inspected, cleaned and sanitized after your departure. The rental fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. You are required to leave the property in the same general condition that you received it by making sure, dishes are clean and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized.

11. TELEPHONES: No land line available at this location.

12. WHAT WE SUPPLY: The property is fully furnished and equipped with basic housekeeping items including pillows, blankets, coffeemaker, pots, pans, flatware, dishes, garbage bags and firewood. Linens such as pillowcases, bed sheets, and bath and kitchen towels are also provided.

13. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items and your own paper products, soap, beach towels, and plastic wrap, these items are not supplied. Since we provide only a limited supply of toilet paper, paper towels, and other dispensable items to get you started on your first day of vacation, you should plan on making a trip to the grocery store to replenish these items, as you need them.

14. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished.

15. SLEEPING CAPACITY/DISTURBANCES: Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following:

- a. Occupancy exceeding the sleeping capacity stated on the reservation confirmation.
- b. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age.
- c. Causing damage to the premises rented or to any of the neighboring properties.
- d. Any other acts which interferes with neighbors' right to quiet enjoyment of their property.

16. HOLD HARMLESS: The Owner does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, electricity or plumbing. Nor will the Owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

17. **ADDITIONAL TERMS AND CONDITIONS:** The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

18. **LAKE MURRAY:** The waters of Lake Murray and the Buffer Strip surrounding the lake are subject to regulations by the State of South Carolina. Tenant agrees to abide by all regulations established by the State of South Carolina for the use of the waters.  
**REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.**

TENANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_