

## SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between DONNA HILL (“*Homeowner*”) and JOSEPH HAWXHURST (“*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: 301 14<sup>th</sup> Street Unit #407  
Ocean City, Maryland 21842

The property is furnished and does not include linens and towels.

2. Rental Party: The rental party shall consist of Guest and the following persons:

- 
3. Maximum Occupancy: The maximum number of guests is limited to 12 persons.

4. Term of the Lease. The lease begins at **3:00 p.m.** on **5/6/2016** (the “*Check-in Date*”) and ends at **11:00 a.m.** on **5/8/2016** (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 3 days, the guest will be charged the 3 night rate. **WAIVED**

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 following rules at all times while at the property.

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

8. Rental Rate and Fees

- a. Deposit: Full payment of \$1002.75 is due 30 days prior to arrival.
- b. Security Deposit: The \$300 security deposit shall be refunded within 30 days of the Checkout Date provided no deductions are made due to:
  - i. damage to the property or furnishings;
  - ii. keys not returned;
  - iii. dirt or other mess requiring excessive cleaning; or
  - iv. any other cost incurred by Homeowner due to Guest’s stay.

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

c. Rental Rate. Payment in full of the following fees shall be due within 30 days of the Check-in Date:

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 30 days prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: Acceptable payment methods are **credit card or e-check**. If you wish to use a credit card, please pay online.

12. Identification: The Guest that signs the lease will be required to show identification (license) when picking up keys. The identification must match information on rental agreement.

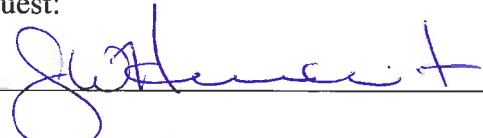
13. Check out Procedures: Guests should remove all trash from unit and place in the Dumpster that is located on the 14<sup>th</sup> Street side of the building. Beds should be made up prior to departure.

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

Homeowner

Guest:

\_\_\_\_\_

  
\_\_\_\_\_

Name (print) Donna Hill

Name (print): Joseph Hawxhurst

PO Box 614  
Huntingtown MD 20639

Date: 5/4/16

Phone # (during stay):

Phone # (during stay):

301 704 6947

443-404-1305

*I will want to verify age and address before accepting contract. Copy of driver's license will be sufficient. Driver's license will need to be presented when picking up keys.*

**Exhibit A**


**RENTAL RULES**

1. Smoking is NOT allowed on the property at all. Not even on the Balcony. **Deposit will be forfeited if smoking in the unit occurs.**
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
3. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
4. Keep the property and all furnishings in good order
5. Only use appliances for their intended uses
6. Pets are NOT allowed.
7. Parking:

Car Make: HONDA PILOT Tag: 490M734

**PARKING** – Parking is limited to 2 vehicle(s). Assigned spot - #407 and the other vehicle can park in an unreserved spot. Please be sure to display your guest tag. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

8. Housekeeping: There is no daily housekeeping service. Linens and bath towels are not included, and daily maid service is not included in the rental rate. We suggest you bring beach towels.
9. Pool: No children under the age of 15 permitted in pool at any time without adult supervision. Use at your own risk.
10. Water and Septic: No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$300.00.
11. Storms:  
If there is a storm or hurricane, no refunds will be given. Please purchase trip insurance.

Sign  Date 5/4/16

**DL** Class **CM** Driver's License **Maryland**

LIC #: H-262-441-887



JOSEPH WILLIAM HAWXHURST  
765 DAN BOWEN RD  
PRINCE FREDERICK CAL MD 20678

♥ *Joseph W Hawxhurst*

BIRTH DATE: 08-06-1966

EXPIRES: 08-06-2016

Sex M HT 6-04 WT 200

Restr B Type R

Issue Date 08-03-2011



08-06-1966