



443-463-8902
www.yourshoregetaway.com

Short Term Rental Agreement

Rental Address	Ocean Colony #22 5 48th Street Unit#22 Ocean City, MD 21842	Security Deposit	
Term of Rental:		Rental Amount	
Check in Date/Time		Pet Fee (If Applicable)	
Check Out Date/Time		Fee _____	
		Total Rental Amount	

Tenant Name/s:		Total # of Occupants:
Email Address:		
Mailing Address:		Notes:
Phone Number/s:		

This agreement is entered into on _____ between the above referenced Tenant hereinafter referred to as "Tenant", and Paul J. Lebling managing partner of Paul and Jessica Lebling Family, LLC. hereinafter referred to as "Owner". Tenant agrees to rent from the Owner the above referenced property.

In order to complete your reservation you must initial and sign all areas indicated in this agreement along with paying the security deposit and 1/2 of the total rental amount. You can make the payment by logging onto our website at www.yourshoregetaway.com and following the link to submit payment. We need to receive this agreement, deposit and 1/2 of the total rent amount within 72 hours of today's date. If you wish to pay by check please contact us so that we can send you our information. **This agreement will not be valid until both the signed agreement and payment is received.**

This agreement and any attached addenda constitute the entire agreement between parties and may not be changed or terminated orally. By accepting this reservation you confirm that you are at least 18 years of age and it is agreed that all Tenants and guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

Tenant Sign: _____ Date: _____

Owner Sign: _____ Date: _____

Terms of your rental:

1. Tenant agrees to pay the Owner the total rental amount for use of the premises during the rental term. 1/2 of the total rent amount is due along with your security deposit at the time of signing this rental agreement. The remainder of the rental charges are due thirty (30) days prior to the beginning of your rental term. You will receive a reminder email about six (6) weeks prior to your arrival requesting the balance of your rent payment.
2. At the time of signing this rental agreement the Tenant shall pay the Owner a damage/reservation security deposit along with 1/2 of the total rental amount. This must be received within 72 hours of today's date to secure your rental. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward your total rental amount; however it is fully refundable within fourteen (14) days of your departure, provided all rules are met and followed and there is no damage to the property. (Please see attached rules sheet)
3. Cancellation of the rental term must be provided to the Owner in writing at least thirty (30) days prior to the beginning of the rental term. If less than thirty (30) days written notice is given of the Tenant's intention to cancel this agreement, the Tenant shall remain liable for the entire rental amount due for the period covered by this agreement. If the Tenant gives thirty (30) or more days notice of intention to terminate this agreement, the Tenant shall be liable for the forfeiture of the Security Deposit and any rental money already paid to the Owner.
4. Tenants will be issued keys during their stay. Tenant agrees to pay the Owner \$25.00 for each lost key. Keys not returned promptly to the Owner will be considered lost.
5. The Owner will contact the Tenant by phone, text or email the day before the rental term begins to provide the key code combination and instructions to get into the property. The Owner may also meet the Tenant at the unit with the keys.
6. **Linens and towels are provided for family rentals only.**
7. **NO SMOKING** permitted in the unit either by the Tenant or any guests of the Tenants.
8. Tenant agrees to limit the occupants, including any guests that visit the property, during the rental period to a maximum of fourteen (14) occupants and/or guests.

9. Your rent includes basic cleaning after you leave. If excessive cleaning is required, or if items are stained, damaged or missing this could result in the forfeiture of some or all of your security deposit, NO items shall be removed from the unit.
10. Volume and noise levels must be kept to a level that will not disturb other Tenants.
11. Owners are not responsible for any loss, damage or stolen property owned by Tenant or guests of the Tenant.
12. **STORM POLICY:** Hurricane or Storm Policy: No refunds will be given unless: **The State or Local Authorities order mandatory evacuations in a 'Tropical Storm/Hurricane Warning area" in the location of the rental property. The Tenant will be refunded a per day amount that the property is unable to be used due to a mandatory evacuation.
13. Tenant and any guest of the Tenant shall indemnify, defend and hold harmless for any claim, loss or liability arising out of or related to any activity on premises. Owner is not liable for any personal injury. Tenant is responsible for the conduct of all guests and visitors to the premises during the rental period.
14. In the sole opinion of the Owner, should the Tenant and/or their guests and/or their visitors, be intoxicated, immoral, profane, lewd or brawling, disturbing the peace and quiet of others in the neighborhood, injuring the dignity or standing of the premises, the Owner has to right to proceed with the summary ejection of such Tenants and guests via lock out upon written or oral notice given to the Tenant at the premises.
15. The Tenant agrees that the Tenant shall be liable for any damages to the premises, including the interior/exterior of said property and surrounding grounds, or the personality of the premises caused by the Tenant or any guests and/or visitors of the Tenant. The Tenant agrees to pay within seven (7) days of written notice or email to Tenant by Owner, the cost of any damages incurred; such damage to include replacement cost of the personality, to be paid to the Owner. The Tenant also agrees to indemnify the Owner for any damages or costs occasioned by the action or negligence of the guests.
16. Tenant will not sublet or rent any part of the premises or assign this agreement without prior consent of the Owner.
17. The Tenant agrees that the Tenant is responsible for any Attorney's fees and costs incurred by the Owner in enforcement of the terms of this agreement.
18. Travel Insurance - We highly recommend all guests purchase travel insurance.

Your Shore Getaway

Ocean Colony #22 Rules

- Check in time is anytime after 3:00PM. We will contact you the day before to confirm arrival time, give you the access code to the property and confirm any additional details.
- No Smoking Permitted in the unit.
- No Pets permitted in the unit.
- When AC or heat is running please keep all doors and windows closed.
- All linens are provided except beach towels. Please remember to bring your own towels for beach use. Blankets, bedspreads and towels should not be removed from the property for any reason.
- No more than 2 cars are permitted to be parked on the property. Additional parking can be found on the street at a first come, first serve. (These spots are not guaranteed)
- In courtesy to surrounding neighbors, please keep noise to a minimum. Ocean City does enforce their noise ordinance after 11:00PM.
- Hanging of towels, swimsuits, etc. from any railing is not permitted.
- Do not walk on the dunes.
- Running or playing on walkways and stairs is not permitted.
- Cigarette butts, bottles and other trash should be placed in trash containers located on the common property.
- The use of any type of barbecue grill is forbidden.
- Trash pick up information is posted in the unit.
- Pool Rules: There is no pool attendant or lifeguard on duty. **Swimming is at your own risk! After hours intruders in the pool may be prosecuted and/or asked to leave Ocean Colony premises.** The pool use is limited to those staying in the unit. All pool rules will be posted in the unit and additional pool rules are listed in this agreement.
- Wireless Internet will be provided. Please keep in mind that your computer must be able to receive a wireless signal with no block. We have found in the past, people have different settings on their computers that does not allow internet access.

To Keep cleaning costs in line and courtesy to the next renters please leave the unit in the same condition in which you found it. The following must be done on the day you check out:

- Check out time is no later than 10:00AM
- All dishes and kitchen equipment should be thoroughly washed and put away before you check out.
- All trash should be emptied and placed in the trash cans located in the carport.
- All bed sheets must be removed from the beds and placed in a pile in front of the washer machine on the 1st floor.
- All used towels should be put in a pile on the kitchen floor.
- Leave the keys on the kitchen counter.
- Close and lock all windows.

* A copy of these rules will be posted in the unit*

Ocean Colony Association

Rules and Regulations

- 1) Occupancy limits: Townhouses - 10 Efficiencies - 4. The Association reserves the right to eject larger parties
- 2) Ocean City ordinance requires that quiet time is to be observed from 11:00PM until 8:00AM. We are a family oriented colony; no profanity or offensive language will be tolerated.
- 3) Do not hang towels, clothing or signs from any balcony, deck or railing.
- 4) Do not run or skateboard on any deck.
- 5) The use of flammable grills or any item that constitutes a fire hazard is prohibited within 20 feet of any structure or deck according to the Ocean City Fire Code.
- 6) Do not throw any object from your unit balconies or walkways including the filter end of cigarettes.
- 7) The fenced beach is private and without a guard. These are our safety rules:
 - a) No power to stunt kit flying.
 - b) No hardball playing
 - c) Set up net games close to the dunes area.
 - d) Do not allow children to dig holes deeper than the smallest child's thigh.
 - e) Do not allow children to be "buried" in the sand.
 - f) Do not allow children the unrestricted use of water in the sand.
 - g) Beach toys must be removed and all sand holes filled daily.
 - h) If Ocean City closes the public beach due to storms or for the public safety, Ocean Colony's beach and pool will be closed. (Please read and follow "Pool Rules")
- 8) Renters are not allowed to bring pets. If you have one with your there are kennels in West O.C.

PARKING: There are no valid alley parking permits issued by rental companies!

Only Owners' vehicles are to be parked in our alley. Guest parking is in carports or in the designated spaces on the Gateway Grand parking lot facing our pool. Our free parking spaces are clearly marked. Please display your Ocean Colony or Gateway parking tag showing what unit you are in. **Keep in mind that Gateway does tow!**

Ocean Colony Condominium Association

POOL RULES

POOL HOURS: 10:00AM - 8:00PM

1. Please shower off sand and grass before entering the pool.
2. DO NOT OPEN THE GATE FOR ANYONE; MAKE THEM USE THEIR CODE. THIS IS A PRIVATE POOL AND WE WANT TO KEEP IT THAT WAY.
3. Gate code will not work after pool is closed.
4. No public pool parties. Pool is for unit Owners and Guests/Renters only.
5. No loud music (Boom Boxes). Please use headphones.
6. Children under 15 years of age must be accompanied by an adult at all times.
7. No glass or hard toys in the pool area.
8. NO diving, running or rough play will be allowed.
9. Do not enter the deep end unless you are able to swim.
10. Pool furniture may not be reserved.
11. Do not hang or play on the fence or gate.
12. No pets allowed.
13. Please close umbrellas when leaving or during windy days.
14. Remove all trash when leaving.
15. Any items left overnight will be thrown away.
16. Unit Owners and OC Real Estate Management may close the pool at any time for any rules violation or for health reasons.

NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK!