

**2255 Heritage Villa
Sea Pines Plantation
Hilton Head Island, SC 29928**

1. The owner of the above property agrees to lease/rent his condo to:
«**First_Names**» «**Last_Names**»
«**Address1**»
«**Address2**»
«**CityTown**», «**State**» «**zip**»

From «**Arrival**» to «**Departure**» at the rate of «**Rate**» plus «**Tax**» tax , for a total of «**Total**». A deposit of «**Deposit**» is due within 7 days of booking. The balance of «**Balance**» which includes the \$150 security/key deposit is due on «**Date_rec2**». Your «**Deposit**» deposit was received on «**Date_rec**».

2. Upon receipt of final payment, the owner will forward by mail a rental package that includes keys, a letter to allow for picking up 3 guest passes to Sea Pines Plantation, and a self-addressed stamped envelope for the return of the keys.
3. Check-in time is 5:00 PM on «Arrival» and checkout is before 10 AM on «Departure».
4. The unit may only be used as a private dwelling by the «Last_Names» party and are at least 18 years of age. The occupancy limit is 6, unless the use of the fold out bed is approved by the owner Check here if approved ____.
5. The tenant shall leave the unit by the departure time in as good and same repair as it was found at the commencement of the lease, acts of God are excepted. The tenant agrees to reimburse the owner all costs, including attorney fees, for damage. ANY DAMAGE DISCOVERED AT OCCUPANCY SHOULD BE REPORTED TO THE OWNER AT 856 596-2524!
6. The owner shall not be liable for any injuries, accidental or otherwise, to a person or property of the tenants/occupants during the term of this lease. It is also understood that the owner isn't responsible for any property the tenant leaves in the unit.
7. Every effort will be made for the cleaning of the unit prior to check-in, however they have until 6 PM on check-in day to clean the unit.
8. No animals of any kind are permitted. Violation shall bring immediate eviction and forfeiture of full lease payment.
9. Cancellations more than 60 days prior to arrival get full refund minus \$25 processing fee. Under 60 days is the same provided I get a full priced replacement booking.
10. Upon receipt of the keys and the absence of damage to the unit or any excessive cleaning fees, the owner will return the \$150 Security deposit in a reasonable period. A \$50 re-keying fee will be assessed for lost keys. Should there be a security fee charge, the tenant will receive a written explanation in a reasonable amount of time.

Tenant acknowledges that he/she has read this agreement in its entirety prior to the execution thereof, and acknowledges that that he/she understands the terms of said agreement and fully agrees thereto.

Tenant: _____ Date: _____

Owner: _____ Date: _____