

**VACATION RENTAL AGREEMENT**  
**Pawleys Plantation Resort and Country Club**  
**145-1 Golden Bear Drive**  
**Arrival Date \_\_\_\_\_ Departure Date \_\_\_\_\_**

**William T. Linton** (owner)  
**3 Ashton Square**  
**Greensboro, NC 27408**  
**Phone (877) 545-8088 (Toll Free)**  
**Fax: (336) 282-3238**

Note: **MAXIMUM OCCUPANCY 8**  
**PETS OK (additional security deposit of \$250)**  
**NO HOUSE PARTIES**  
**50% RESERVATION DEPOSIT REQUIRED,**  
**BALANCE 4 WEEKS PRIOR TO ARRIVAL**

<b>NAME</b> _____	<b>TOTAL RENT</b>	
<b>ADDRESS</b> _____	SECURITY DEPOSIT	_____ \$300 _____
_____	PET DEPOSIT	_____
_____	TOTAL DUE	_____
<b>PHONE</b> _____	RESERVATION DEP	_____
<b>FAX</b> _____	BALANCE**	_____
<b>E-MAIL</b> _____		

\* **CHECK-IN 4PM CHECKOUT 11 AM**  
 \*\* **Balance is due in full 4 weeks prior to check-in. Payments shall be made to William T. Linton by money order, cashiers check, traveler’s check, or wired to BB&T Account 0531011215213553528.**

1. **AGREEMENT:** William T. Linton, the owner, and Tenant agree as follows: 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.
2. **PETS:** An additional deposit of \$250 will be required. Guests with pets must vacate the villa by 10 AM to allow for additional cleaning time. Any pet damage requiring additional cleaning such as carpet cleaning or hair removal will result in the cost being deducted from the security deposit. You must also maintain control of your pet at all times and NEVER leave a dog unattended. If you are leaving for the day and don’t want to take your dog with you, you must put it in a local kennel or find alternate solutions to leaving the dog alone on my property. You must clean the home to the same level it was in as when you arrived, meaning that no pet hairs should be visible. Any complaints from neighbors regarding excessive noise or other nuisances may be cause for immediate termination of the lease and forfeiture of the Tenant’s entire security deposit.
3. **RENT PAYMENT AND SECURITY DEPOSIT:** A deposit of \$50 will hold your reservation if made more than 90 days in advance. Ninety (90) days in advance of your scheduled arrival date a deposit of 50% of the rental rate will be due with the balance, including security deposit, will be due 30 days prior to the rental date. Reservations made less than ninety (90) days prior to rental date will require 50% of the rental fee as a deposit with the balance, including the security deposit, due 30 days prior to rental date. Rentals when made within thirty (30) days of rental date will require payment in full of both the rental fee and security deposit. The security deposit is \$300 for a vacation rental and \$600 for a M-to-M rental. Your security deposit is fully refundable within 14 days of termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Tenant is liable for replacements and repairs that are outside what is considered normal fair wear and tear.
4. **KEY DEPOSIT:** There will be a \$45 refundable key deposit when keys are returned within 7 days of occupancy. Owner will furnish tenant a self addressed prepaid envelope for this purpose when keys are sent to the tenant.

5. CANCELLATION: Should you wish to cancel this reservation, notice of cancellation MUST BE IN WRITING AND RECEIVED MORE THAN 30 DAYS PRIOR TO YOUR CHECK IN DATE. Owner will refund the sum you have paid less a \$50 cancellation fee. If your notice is received within 30 days of your scheduled occupancy and the unit can be rented to cover your occupancy, a full refund will be made less a \$100 cancellation fee. If I am not able to rent to cover your scheduled occupancy you are responsible for the entire rental less the security and key deposits.
6. CHECK IN: Check in is 4 PM.  
EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS GRANTED.
7. CHECK OUT: Check out time is 11 AM, except for guests with pets, it is 10 AM. LATE CHECK OUT REQUIRES PRIOR APPROVAL.
8. CLEANING: The villa will be inspected, sanitized, and cleaned after your departure. The rental fee provides for 4-hour departure cleanup and all linens and towels so that you can enjoy your vacation up to the last minute. YOU ARE REQUIRED to leave the property in the same general condition that you received it by making sure that dishes are washed and put away, and the villa is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$25 per hour.
9. TELEPHONES: YOU MUST USE A PHONE CARD TO MAKE LONG DISTANCE PHONE CALLS.
10. WHAT WE SUPPLY: The villa is equipped and set up as a fully furnished property that includes bedspreads, linens, blanket, pillows, bath towels, hand towels, wash cloths as well as a fully equipped kitchen. THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF NECESSARY.
11. WHAT YOU SHOULD BRING: You personal toiletry items and paper products such as toilet paper, paper towels, and napkins.
12. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the villa (other than fair wear and tear) by Tenant or Tenant's guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Tenant agrees to reimburse William T. Linton for costs incurred to repair/replace damaged items.
13. SLEEPING CAPACITY/DISTURBANCES: Tenants and all other occupants will be required to vacate the villa 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 villa 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 villa or to any of the neighboring properties.
  - D. Any other acts which interferes with the neighbors' right to quiet enjoyment of their property.
14. HOLD HARMLESS: William T. Linton 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 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 his control.
15. JACUZZI: Tenant hereby acknowledges, as the undersigned, and is fully aware that the Jacuzzi and surrounding area in the master bathroom can be dangerous, that the tile in the bathroom can be slippery and wet, and that injury is likely to occur to any one that is not careful. The undersigned accepts and assumes all risks involved in or related to the use of the Jacuzzi.
16. 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 conjunction with the

occupancy of the villa and agrees to hold Owner free and harmless of any claim or suit arising there from. In any action concerning the rights, duties or liabilities of the parties of this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

17. MEANS OF PAYMENT: Payment may be made by cashiers check, money order, or wire. Keys will not be sent until payment is received. Checks to be made payable to William T. Linton. Payment by wire should be made to BB&T account 0531011215213553528.
18. MAILING ADDRESS: This signed agreement along with check, if applicable, should be mailed to the following address: William T. Linton, 3 Ashton Square, Greensboro, NC 27408.

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 \_\_\_\_\_