

Rental Agreement for our Hilton Head Island South Carolina, Oceanfront Rental Properties, Hilton Head Breakers #240 and Hilton Head Breakers #221

We require a 30% deposit **within 7 days of reservation**. For one week rentals the balance is due **at least 60 days prior to arrival**. We accept personal checks, money orders, or cashiers checks in US Funds, made out to Rick and/or Vickie Silbaugh.

A 30% deposit will be required within 7 days of reservation. The balance is due at least 60 days prior to arrival. If you are staying more than one week, every additional week you stay, add 30 days on to your balance due date

DEPOSIT: If a cancellation occurs at least 90 days prior to arrival, we will refund the deposit minus a \$50.00 cancellation fee. Cancellation after 90 days will result in forfeiture of your entire deposit. If we can rent the Villa for reserved week at the same rate, we will refund entire deposit minus a \$50.00 cancellation fee. **If you are staying more than one week**, every additional week you stay, add 60 days on to your cancel date.

BALANCE: The balance is due at least 60 days prior to arrival. Cancellation after balance received will result in forfeiture of your entire payment. If we can rent the Villa for reserved week at the same rate, we will refund the entire payment minus a \$50.00 cancellation fee. **If you are staying more than one week**, every additional week you stay, add 30 days on to your balance due date.

There are no refunds after the dates stated above, this includes cancellations or interruption due to illness or inclement weather, including hurricane evacuation. You may want to consider [Travel Insurance](#) for any unforeseen occurrence.

We permit up to three occupants (with a maximum of two adults) to be in the condo at any given time, this includes, infants, children, and visitors, (visitors include guest that are staying in other villas in this complex and other complexes/homes/hotels etc.) If guest exceed the number of occupants specified, you will be asked to vacate the premises immediately and the total rental charge forfeited.

You must be at least 25 years of age to rent villa. {Some exceptions do apply - please inquire}

Rentals are from Saturday to Saturday. Check in time is 4:00 PM. Check out time is 10:00 AM.

Guest understand and agree that the owner of said premises is not liable for any damage or injury to renter{s}, their family, or guest, or to damage to their personal property incurred during their stay. Renters, their family, and guest bear the risk of any injury.

Renters agree to report promptly to owner any mechanical, electrical, plumbing, or other problems on premises.

Guest understand and agree that the owner or agent have the right to enter and inspect premises at all reasonable times to insure maintenance and safety of the premises and to show the condo to prospective buyer by specific appointment if villa is listed for sale.

Pest control visits the Breakers Complex the first Friday of every month. It is not necessary for you to be there; the Technician and will lock up after they are finished. If you are in the villa when the technician arrives, you must permit access to the villa because we have paid in advance for this service.

There will be a \$35.00 charge for all returned checks.

All items and furnishings must remain in the property in original condition. Guest will be responsible for any damage.

Renters shall leave said premises in a clean and sanitary condition upon exit.

Our condos are strictly **non-smoking** units. Smoking is only permitted outside on the balcony.

Pets are not permitted. Pursuant to the by-laws of the Breakers homeowner's association, pets are not allowed on the premises. Anyone found to have pets in the condos/villas will be asked to vacate the premises immediately and the total rental charge forfeited.

Name_____ Phone_____

Email_____

Home Address_____

Of Adults_____ # Of Children_____ Childrens Ages_____

Unit #_____ Rental Start Date _____ Rental End Date_____

Rental Amount_____ 10 % Tax_____ Total_____

30 % Deposit_____ Due Date_____ Balance_____ Due Date_____

I agree to all the terms listed above

Signature_____ Date_____