

We accept personal checks, money orders or cashier's checks in US funds, made out to Rick and/or Vickie Silbaugh. **Mail the Rental Agreement and Payments to Rick Silbaugh, 14 Park Road, Hilton Head SC 29928.**

We require a 30% deposit within 7 days of the reservation. For one week rentals 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 onto your cancel date.**

Balance: The balance is due **at least 60 days prior to arrival.** Cancellation after balance is 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 onto 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 unseen occurrence.

We permit up to three occupants (with a maximum of two adults) to be in the villa 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 our condos. (Some exceptions do apply please inquire.)

Rentals are from Saturday to Saturday. Check-in time is 4:00 PM. **Checkout time is by 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 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 the condo is listed for sale.

Pest Control visits **all the Condo Complexes throughout Hilton Head Island on a monthly basis;** they visit the Breakers Complex **the second Monday of every month.** It is not necessary for you to be at the condo; the Technician will lock up after they are finished. If you are in the condo when the Technician arrives, **you must permit access to the condo** because we have paid for this service in advance and they cannot come back until the following month, they will only be there 2 to 3 minutes.

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

Guest can make unlimited local calls free of charge.

Guest can charge long distance calls to their credit cards or made collect.

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

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

Our condos are strictly non-smoking units. Smoking is only permitted outside on balcony. Anyone found to be smoking in the condo, will be asked to vacate the premises immediately and the total rental charge forfeited.

Pets are not permitted. Pursuant to the by-laws of the Breakers Homeowners Association, pets are not permitted 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 _____ Age's of Children _____

Unit # _____ Rental Start Date _____ Rental End Date _____

Rental Amount _____ 10% Tax _____ Total

30% Deposit _____ Balance _____ Due Date _____

I agree to the Terms of this Rental Agreement

Signature _____ Date _____