

SEA AIRE

RESPONSIBILITY FORM AND RENTAL AGREEMENT

Date: _____

This rental agreement is entered into this day, by and between the Guests (hereinafter named) and Sea Aire Vacation Homes (herein referred to as "Lessor".) Lessor agrees to lease the within described real property to Guests on the terms and conditions contained herein.

(Each group member should print their name)

_____ am solely responsible for myself, the guests and the visitors of Sea Aire Rentals & Vacation Homes property, between arrival date and departure date. I release and hold harmless Lessor and Jeff Wilson from personal injury or loss of personal property during my stay in this facility.

I understand that Lessor acts as agent in the procurement of student housing only and will not be held responsible for any actions of the tenants or invited or uninvited guests of the tenants.

I understand that Lessor does not condone underage alcohol consumption, house parties, or excessive disturbance of any kind. Excessive noise, loud stereos, television sets or musical instruments are not condoned. The definition of excessive disturbance will be determined by Lessor on an as needed basis. I understand that if law enforcement is called to unit more than once Guests may be asked to vacate the unit without refund of rent, taxes, fees and security deposits.

I understand all cancellations must be made in writing. I understand that individual payments made to Lessor are non-refundable and that in the event an individual must cancel, that individual remains responsible for all contracted rent, taxes, fees and deposits. Any remaining balance on unpaid contracted reservations will be assigned to Guests at large. If an entire group must cancel a reservation, written notice must be provided 60 days prior to arrival date to receive a full refund less a bookkeeping charge of \$50.00. If written notice of cancellation is not provided 60 days prior to arrival date, payments will only be refunded upon re-rental of same unit for same time period. A \$100.00 charge for cancellation of any reservation later than 60 days prior to arrival date will be deducted from any refund due.

I understand all payments for rent, fees, taxes and deposits must be made by money order, traveler's check, certified check or cash. Cash payments accepted only if made in person with advance notice.

I understand that Lessor offers youth dorm style housing with full size beds, single beds and bunk beds. Linens are not provided and Guests are responsible for all linens, blankets, kitchen linens, paper goods, laundry items, bath soaps, towels and beach chairs. If adequate linens and towels are not present with Guests at check-in, Lessor will assess appropriate fees. Dishes, flatware, glassware and cooking utensils are provided. This unit has _____ full and _____ single beds. Under no circumstances are furniture, decorations, bedding, mattress pads, utensils or any other property supplied with the unit to be removed from the premises.

I understand that I am responsible for any and all damage caused by myself, group members, guests, invited and non-invited visitors. Excessive damage as determined by Lessor at any point during the rental term will result in loss of security deposits and possible group eviction. I understand that money withheld from security deposits will be used for the rehabilitation of the unit on an as-needed basis.

I understand that security deposits will be returned in total to the guest group leader, minus a \$15.00 inspection fee, the costs of any repairs or damage and costs of cleaning to restore unit to pre-group occupancy status within thirty days of departure date. I understand the guest group leader is responsible for further distribution of individual security deposit balances. I understand all necessary cleaning charges will be billed against security deposits.

I understand no refunds or rebates of rent will be granted for malfunction or breakdown of appliances, air conditioning, television sets or other equipment supplied. Repair will be made as soon as possible. I understand that Lessor may enter the unit at any time for any purpose.

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I understand that Guests may be evicted and have to vacate the unit immediately and security deposits forfeited if on any inspection damage to the property is observed, unregistered guests are residing at unit and/or law enforcement is called to unit more than once during rental term. I understand only registered guests with paid in full balances may remain in unit overnight; any violation may result in eviction with complete forfeit of rent, fees, taxes and deposits paid by Guests.

I understand no refunds or rebates of rent will be granted should Guests be forced to evacuate the unit as a result of hurricanes or other acts of God. Should the unit become damaged or become uninhabitable for any reason before Guests checks in, the sole of obligation of Lessor shall be to refund any rent, fees, taxes and deposits paid by Guests.

I understand all Guests below the age of twenty-one years of age must have a completed Grantor's Agreement signed by a parent/guardian. I understand this Grantor's Agreement is a part of this Responsibility Form and Rental Agreement.

FOR LESSOR:

Jeff Wilson

Date

FOR GUESTS:

Group Leader

Parent (If Group Leader Is Under 21)

Print Name

Address & Phone

SIGNATURE OF EACH GROUP MEMBER

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EACH MUST ALSO PROVIDE A GRANTOR'S AGREEMENT

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