

SAMPLE GROUP RENTAL AGREEMENT

This is a License to Use Agreement NOT a Lease subject to Maryland Tenant-Landlord Laws. Beach Getaways Management herein referred to as "Agent", and the undersigned, herein referred to as "Guests", agree to the following terms of rental for a rental at Inntown Motel.

NAME:

DATE OF AGREEMENT:

OCCUPANCY: No more than _____ persons. All occupants must sign Agreement as Guests. No substitution of Guests without prior written approval from Agent.

DEPOSIT: Guests have deposited \$_____ **plus a \$6/day resort fee that is non-refundable.** We will need \$50 per person as a security deposit against damages to the premises and/or charges incurred due to violations of this Agreement. After deductions, if any, the deposit will be returned to the Guests after a thorough inspection within 45 days after departure. Agent reserves the right to charge Guests for damages and charges that exceed the amount of the security deposit, including legal fees. Guest agrees that any legal disputes shall be resolved in Worcester County, MD. Any item missing or broken at Check-out will be charged to the Guests. **Rooms shall be free of trash and demised in the same condition as when the Guests checked in.** Part or all of the security deposit may be retained to offset the expense of cleaning and restoring the property to the condition at check-in. In case of eviction resulting from non-compliance with the rules, all monies will be forfeited.

RATE: The following rate applies and no refunds will be made for any reason.

| | |
|------------------|---|
| Room | \$ |
| Tax 10.5% | \$ |
| Total | \$ _____ Plus a \$6/day resort fee |

25% of the total amount is due at the time of reservation (unless otherwise specified)

Signed rental agreement is due 30 days after making the reservation along with another 25% of the total.

Balance is due 60 days prior to the arrival date.

Security deposit is due 15 days prior to arrival in form of money order (or upon arrival in cash (if special arrangements are made with office)).

CANCELLATION: All cancellations must be in writing. There will be no refunds of any down payments in case of cancellation other than security deposit if the reservation is cancelled after January 31. If you cancel the reservation prior to January 31st of the current year, refund less a \$100 cancellation fee will be issued.

NOISE: The Town of Ocean City has adopted a Noise Control Ordinance that makes it unlawful to cause or permit levels which exceed those established by the Department of Health and Mental Hygiene of the State of Maryland. It shall be a violation of this Agreement and grounds for immediate removal from the property, if these noise levels are exceeded as a result of Guest activity on the property listed above. The Town of Ocean City has additional noise ordinances, which are criminal offenses if violated.

PETS: No pets or animals of any kind are permitted on the property; any violation will result in a \$100.00 charge and immediate eviction.

CLEANING INSPECTION: Management will inspect the unit at least once a week during reasonable hours for cleanliness and damage.

GUESTS' OBLIGATIONS: All Guests shall: 1) Bring their own towels, beach towels, paper products, trash bags and toiletries; 2) Permit no noise in violation of the Town of Ocean City Noise Ordinance; 3) Guests shall be aware that the legal age of alcohol consumption in Maryland is 21; all units are non smoking (including vaping and burning incense); 4) Permit no illegal substances or drugs (including marijuana) on the property; 5) Permit no damage of any kind to the property inside or out; 6) Permit no garbage inside or outside the property; 7) Permit Agent to enter the property without notice at all reasonable hours; 8) Wear wrist bands that are provided by the Agent at all times during the stay; 9) Return the premises in the same condition as when the Guests checked in.

VISITATION: No one on property after 9pm unless they are registered guests of that unit at the motel. Persons not registered as Guests do not have the right to enter or use the facilities. No use of bathrooms, change of clothes, shoes etc. by visitors after 9pm. Security will clear the rooms for visitors at 9pm. Any unregistered visitors will result in a \$50.00 charge per visitor and will be asked to leave immediately. Those who are 21 and over are not allowed to bring alcohol on property.

PARENTAL GUARANTEE: Those occupants, who are not 18 at the time of signing this agreement, need to have parents or legal guardians co-sign this Agreement; thereby guaranteeing satisfactory compliance of the obligations under this Agreement.

REMEDIES: Guests understand that Agent may remove Guests from the property immediately upon violation of this Agreement with **No Refunds.**

GUEST #1

Name: _____

Address: _____

Phone #: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____