

# Rental Rules and Regulations

Sun Colony Resort  
246 Sun Colony Blvd, Bldg 246, Unit 305  
Longs, SC

1. Check-In Time is after 3:00 PM Local Time (EST) and Check-Out Time is 10:00 AM Local Time (EST). NO early check ins please. This agreement does not create or constitute a tenancy or residence. You must depart at the appropriate time.
2. This is a **NON-SMOKING** unit, *including* the outdoor deck area. Smoking is allowed only outside of the building, however, please be respectful of our neighbors and our grounds by disposing of your cigarettes properly.
3. Pets are not permitted in rental units under any circumstances.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. A reservation/damage deposit of \$200 (US Funds) is required. This must be received within (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. This deposit is NOT applied toward rent, however, it is fully refundable within (14) days of departure, provided the following provisions are met:
  - No damage is done to the unit or its contents, beyond normal wear and tear.
  - No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
  - All debris, rubbish, and discards are placed in dumpster and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is loaded and started prior to departing.
  - All keys are returned to the lockbox and the lockbox shut and secured and the unit is left locked.
  - All charges accrued during the stay are paid prior to departure.
  - No linens are lost or damaged.
  - No early check-in or late check out. (Please respect our incoming guests; we need sufficient time to prepare the condo for their visit)
  - The renter is not evicted by the owner (or the owners' representative), the local law enforcement, or any representative of the condominium management company.
6. An advance payment equal to 50% of the base rental rate must be *received by us* **60 days** prior to arrival. This advance payment will be applied towards the rent. Please make payments in the form of travelers' checks, bank money orders, cashiers' check, or personal check. Payment via electronic bill pay is also welcome. Please make checks payable to: Gerald Monaco. This advance payment is not a damage deposit. The balance of rent is due fourteen (14) days prior to your arrival date.
7. A sixty (60) day notice is required for cancellation. Cancellation of your reservation more than sixty (60) days prior to your arrival will not incur any forfeiture of deposit. Your entire deposit will be returned to you. Cancellation of your reservation within a sixty (60) day period prior to your arrival will result in

a forfeiture of your damage/reservation deposit. Any advance rental payment received on your behalf will be returned to you, less a \$100 (one hundred dollars) cancellation fee, within 14 days of verification of your check having cleared. Cancellations or changes that result in a shortened stay, or an early departure, forfeit the full advance rental payment. Refund of damage/reservation deposit will be subject to the provisions outlined above in bullet #5.

8. Monthly renters must cancel one hundred and twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must make that change at least ninety (90) days prior to check-in.
9. The maximum number of guests per condominium is limited to six (6) persons.
10. Currently, this property requires a minimum stay of one (1) week.
11. Linens and bath towels are provided and included in your rental rate. Daily maid service is not provided, nor is it available. A washer and dryer are located directly in the condominium. We suggest you bring beach towels, as we do not provide those nor do we allow the towels or linens provided in the condo be taken from the units.
12. Rates are subject to change without notice.
13. Any reservation obtained under false pretense will be subject to forfeiture of advance reservation/damage deposit and all rental monies, and the renter will not be allowed to check-in.
14. Any exceptions to the above mentioned policies must be approved in writing in advance.

If paying by check, please make all payments and send all correspondence to:

Gerald Monaco  
40 Pickering Rd  
Blackstone, MA 01504

By signing below, I agree to all terms and conditions as outlined in this agreement.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_

Email address: \_\_\_\_\_

Date: \_\_\_\_\_