

Rental Agreement Terms and Conditions.

Thank you for Booking with us. All guests acknowledge by making a reservation that they have read and agree to our terms. These terms are in place to ensure everyone (guests and their guests) understands what we are offering and what we can expect from each other. If you do not agree with our terms, we won't be offended if you choose to book elsewhere.

RESERVATIONS/BOOKINGS: All Bookings require a 50% deposit at the time of booking. The Balance is due within 4 weeks of arrival. All bookings made AFTER JUNE 1ST require payment in full. We accept all major forms of Credit Card (Amex, Visa, MC) All currency is in U.S. \$\$\$. (admin fee in place for credit card use)

CHECK IN: If property has Digital Access or Keys, you will receive check-in details within 2 days of your arrival by email. **Check-in is 3:00 pm or after** Eastern Time. A valid ID from the primary guest who is responsible for the booking as well as a photo of the vehicle showing its license plate/make/model that will be parking at our property must be received prior to checking in check-in. **Check out time is 10:00 a.m.** and vehicle must be moved by 10:15. All Keys (if applicable) and/or parking pass, pool fobs (if applicable) must be left as instructed at the property.

CANCELLATION POLICY: FIRM:

100% Refund if cancelled within 24 hours of booking- Your Deposit will be voided.

100% MINUS \$100 Cancellation Fee if cancelled 61 or more days of arrival.

50% Refund if cancelled within 31-60 days

No refund if cancelled within 30 days of arrival.

DAMAGE / RULE VIOLATIONS

Rules are posted in the Unit and are for the enjoyment and safety of all.

We do not charge a Security hold upfront. However, the guest acknowledges and agrees that they are responsible for any damage or rule violation caused by you or your guest while at the property. Prior to your arrival you will be asked to reconfirm the credit card details used for booking. In the event of damages or rule violations, Owners will provide guest with a full accounting of expenses incurred and deductions will be charged to the credit card supplied by the guest. Deductions may include, but not limited to excess cleaning fee, trash removal fee, missing item replacement costs, damaged item replacement or repair costs, repair costs of building or grounds or other service call fees. The damage Fee is \$500, and guest authorizes owner to charge credit card on file if guest is notified of any damage.

AMENITIES

As Units are individually owned and not a hotel, there is no daily maid service.

Parking is provided for 1 vehicle onsite (Oversized vehicles may be difficult), cable / wi-fi, flat screen tv's, cooking and eating appliances (Studios do not have a stove). We also provide: Linens and towels, an initial supply of toilet paper, paper towels, and basic cleaning supplies. Bring your own condiments and If your stay is longer than a few days, please plan ahead on other toiletries. All other personal items should be planned for and brought by the guest to accommodate your stay.

- There are no elevators and units are not at ground level.
- Please do not remove any property that belongs to the unit from the unit.
- Sorry, NO Animals allowed.
- Please close doors securely you are at the beach and the wind may catch the door.

- Please remove sand from your feet prior to entry into the unit.
- No BB Grills allowed. (Grilling is allowed at 6 Ashworth Ave – Communal Grill)
- No on-site parties and group events are strictly prohibited.
- No hanging of towels or any other items over balconies.
- No tampering with Smoke or Fire Detectors.
- If the unit is equipped with a fireplace, it is for visual effect only and not operational.
- Do not bring any illegal, flammable, or hazardous items whatsoever into the unit or building (cigarettes, vape, fireworks or candles.)
- Quiet time is 11:00 pm - 8 am – The privacy and quiet enjoyment of ALL our guests is of paramount importance.

When your stay is complete, Please leave the Unit in the same condition you found it, please wash and put away your dishes, remove personal items from refrigerator and take out your trash. Remember we are NOT a hotel.

Please leave soiled sheets/towels on the bathroom floor or bedrooms floor.

We are not responsible for items left behind.

We will attempt to keep everything in your unit in good working condition, but should any failure occur, we will make every effort to correct same and will be allowed to enter the unit. However, Seaside Vacation Rentals, LLC and the unit owner it represents will not give any refunds for weather/natural disasters/power outages/acts of god/other things that are beyond our control. Be advised that refunds will not be provided in cases of illness or travel disruptions, including but not limited to COVID. WE STRONGLY RECOMMEND TRAVEL INSURANCE! Guests are responsible for securing suitable travel insurance to cover potential losses or expenses arising from cancellation. (see Cancellation Policy)

Guest agrees to hold Seaside Vacation Rentals, LLC and the owner it represents harmless for any accident, injury or problem whatsoever that may occur to guests or their guest while on/in the premises during occupancy.

Guest Reservations have a specific start and end date and unit must be vacated by check-out time. Cleaning crews arrive shortly after departure and require access to unit and parking space. Should guest remain on the premises after the expiration date and time of the stay without written permission of the owner or the owner's authorized agent, Access to the unit will be locked and/or the guest may be removed from the premises by a law enforcement officer without any judicial process and vehicle parked illegally will be towed. Seaside Vacation Rentals LLC reserves the right to discontinue occupancy with or without refund or refuse rental services to anyone not adhering to these Terms, Conditions and Rules.

These T&C's apply to all SVR properties. Which may also be found on 3rd party vacation rental sites such as VRBO, Air BnB.

Thank you. Seaside Vacation Rentals LLC. P.O. Box 412, Portsmouth, NH 03801 603-431-1443

Email: seasidevacrentals@gmail.com