



## BOOKING TERMS, CONDITIONS & RULES - PLEASE READ CAREFULLY

Please read these terms, conditions and rules regarding bookings. By making payment, YOU AGREE to abide by all the TERMS, AND CONDITIONS contained herein.

### 1. Property Locations: Hampton Beach, NH 03842

#### Max Occupancy:

- \*Ashworth Suite Units- Ashworth Avenue - 4 people – (2 Adults,1-2 Children) ½ block to beach.
- \*Colonial Seaside –G Street - One Bedroom Units- 4 people (2<sup>nd</sup> & 3rd floor up from garage) ½ block to beach.
- \*Richmond Suites –Ashworth Avenue -Two Bedroom Units-6 people (1<sup>st</sup> & 2<sup>nd</sup> floor availability) 1 block to beach.
- \*Ashworth Place –Ashworth Avenue - Three Bedroom Unit-9 people (2 floors townhouse style w elevator access) 1 block to beach.
- \*SPECIAL NOTES: These units are not waterfront properties.

### 2. RESERVATIONS

We will never block out a unit until payment is made – You must be 25 years or older to reserve a unit and must be staying in the unit reserved. All reservations have a start date and end date and guest must vacate by check out time on end date. A copy of your driver's license may be requested.

**3. DEPOSIT: For reservations made before June, a 50% deposit is required to hold unit.** Balance is due 30 days prior to arrival date or by arrangement. If deposit is not received, reservation will be cancelled.

**All Reservations made after JUNE 1<sup>st</sup> require payment in full to reserve the unit.**

### 4. SECURITY/DAMAGE DEPOSIT

Summer Season 6/1 – 9/30 - A security/damage deposit is not required upfront if guest has paid with credit card. By making your booking, you agree and authorizes Seaside Vacation Rentals, LLC, to charge your credit card \$500.00 If damages occur or rules #9 & 10 are not adhered to during your stay (by you or any of your guest's). If reservation is made with cash, you will need to deposit \$500 security/damage deposit. If cash is required, please allow up to thirty (30) days after check-out date for return of deposit.

Off Season 10/1-5/31 Units are available for min 30 day stay during off-season. All off season stays will require a security deposit equal to the 30 day room rate and must be paid at time of booking subject to credit approval and lease. Contact office directly for off-season rentals 603-431-1443.

### 5. PRICES (All pricing in US\$\$)

Pricing subject to 9% NH Rooms Tax (for stays less than 185 days), 5% administrative fee & cleaning fee (which includes linens & towels). If you book from any other third-party travel site, additional fees may apply as well as cancellation policies of those sites may vary and will be reflected in their individual online booking site.

### 6. REFUND POLICY

Confirmed reservations cancelled by written notice (email) 60 days prior to arrival subject to a \$100.00 cancellation fee. Cancellations received less than 60 days from arrival, will not be refunded. No refunds on bookings made after June 1<sup>st</sup>.

### 7. CHECK-IN INFORMATION

Check in for all units is 3:00 p.m. Eastern Standard Time

**Access codes, and parking space #'s are emailed to guest within 1-2 days prior to stay.**

### 8. UPON ARRIVAL

Please check the unit thoroughly upon arrival. Every effort is made to see that the unit is cleaned and disinfected according to CDC guidelines and undamaged before your arrival. If this is not the case, please report any discrepancies immediately to insure the problem is resolved and that you will not be held responsible. \*An initial roll of paper towels, toilet paper, and trash bags are provided to start. Basic cleaning supplies are also provided. Kitchen is equipped for cooking (studios only have a microwave)/eating. Please bring all personal items including soap, shampoo, hair dryer and beach towels, chairs...items. There is no daily maid service. Items from unit may NOT be taken out of unit at any time.

\*Summer rentals only.

## **9. RENTAL RULES – Rental Rules are also posted on Refrigerator within unit.**

Units are available for short term guest(s) seeking a peaceful, relaxing experience. Guest(s) agrees to abide by all Rules during stay. Guests shall also ensure that any person permitted on the property by the guest, shall also abide by these rules: **Violation of these rules may result in immediate termination of stay, without refund and in the case of smoking or animals a fine of \$500.00 (See #4).**

- Parking – 1 parking spot included – Parking pass must be displayed at all times
- Quiet Times: 11:00 pm – 8:00 am
- Linens, towels and blankets are included during Summer Season- Towels may not be taken out of unit.
- No Smoking or Vaping (of tobacco or marijuana) inside unit-see above (At Ashworth Place, no smoking/vaping on premises at all).
- ABSOLUTELY No animals allowed on property – (see above)
- Maid Service is not included
- A coin operated laundry room is located on the premise. (Ashworth Place is the only unit with washer/dryer in the unit)
- Gas and/or B-B-Que Grills are strictly prohibited at these properties.
- No Frat, spring break groups, house parties. Units are individually owned and are not “party” units. We do not rent to nor will we tolerate those who plan to have house parties (including but not limited to frat parties, high-school graduation parties, spring breakers).
- Only those whose name(s) is on the booking reservation may occupy unit without previous written agreement.
- At end of stay – Guest shall leave unit in same condition at move in date (see #10).
- If Guest(s) notices any deficient activity, such as beeping, from any fire alarm, Guest(s) shall notify Landlord immediately, Otherwise Guest(s) shall not tamper with any fire alarms or smoke detectors on the Property.
- No altering or replacing of any locks on Property.
- No alteration, additions or improvements or any type of construction on Property.
- No hazardous or illegal materials on Property.
- Any property damage or injury must be reported immediately.

## **10. Check out Rules: - Failure to follow check out rules may result additional fee (see #4.)**

- **Check out is 10 a.m. and vehicles must be moved from parking space by 10:30 a.m.**
- Place used towels in shower
- Wash all dirty dishes, pots, pans
- Remove all food and trash from unit and place in designated trash bins (location of bins is listed on the Refrigerator)
- Recycle all cans, bottles, plastics & cardboard in bins provided – do not put plastic bags in recycle bins
- Double check that you have all personal items. We are not responsible for items left behind.
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### **It is further agreed by guest that:**

- Owner will attempt to keep everything in your unit in good working condition, but should any failure occur, we'll make every effort to correct same and will be allowed to enter the unit. However, Seaside Vacation Rentals, LLC and the owner it represents will not give any refunds for such failures or ACTS OF GOD.
- Guest agrees to hold Seaside Vacation Rentals LLC and the owner it represents harmless for any accident, injury or problem whatsoever that may occur on the premises during occupancy.
- Guest Reservation will have a specific start and end date of your stay and unit must be vacated by check-out time. Should guest remain on the premises after the expiration of the stay without written permission of the owner or the owner's authorized agent, the guest may be removed from the premises by a law enforcement officer without any judicial process. 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.

Thank you. Patti Krukoff/Owner/Seaside Vacation Rentals. LLC.