

Rental Policies

A Nightly Rental is six nights or less. **A Weekly Rental** is seven nights. **A Monthly Rental** is a four-week period.

Taxes: An 8% lodging sales tax will be added to all rentals less than 90 days.

Rental Rates: Rental rates are determined by length of stay, in-season or off-season, and accommodations. Guests shall not be entitled to any refund due to delay in check-in, early check-out, or damage to guest's belongings for any reason including mechanical malfunction or disruption of utility services including cable or satellite television. The Lakeside Marina & Resort brochures reflect only the published rate information. **Every effort has been made to ensure accuracy in both rental rates and unit description.** On occasion, the rates and descriptions may contain errors, and are, therefore subject to change without notice.

Deposit and Cancellation Policy: Half of the entire rental fee is due at time of reservation. Cancellation/change fee: 10% (minimum of \$55.00) will be assessed if reservation is cancelled or changed. Half of rental fee will be forfeited if canceled within eight (8) days of reservation date, unless unit is re-rented. Credit will be paid, reflecting on the re-rented nights less the 10% fee (minimum of \$55.00). Reservations made within eight (8) days of arrival are considered to be non-refundable, non-changeable.

There will be no refunds due to unfavorable weather, medical illness, accident, or any acts of Nature by Lakeside Marina & Resort. Trip insurance is available through a travel agent for purchase to assist you. All cancellations must be submitted by Guest(s) and acknowledged by Lakeside Marina & Resort in writing by mail, fax, or e-mail.

Payment Policy: Guest(s) acknowledge and understand that 50% of the rental fee is due and payable to confirm a reservation. Acceptable methods of payment include money order, cash, check, or credit card. Payments made by check must be received by the office within five (5) business days of the reservation being made. A credit card number is required to confirm a reservation until the check is received. Final balance payments must be made upon arrival. All guests paying by cash or check are still required to register a credit card number with Lakeside Marina & Resort.

Final Payment Policy: Rental Guest(s) acknowledge and understand that the final 50% payment is due prior to or upon arrival. Your invoice will reflect all payments as applied to the reservation by Lakeside Marina & Resort. Guest(s) are required to sign and return credit card receipt by mail or fax.

Arrival: Check in is 1:00 EST p.m. unless prior accommodations have been made with the management.

Departure: Departure is 11:00 a.m. EST unless prior accommodations have been made with the management. Room keys must be returned to the management upon departure. If the office is closed, please leave the keys in the drop box provided outside the office. A fee of \$50.00 for keys not returned will be charged to your account.

Non-Smoking: Guest(s) acknowledge that all units are deemed non-smoking. Failure to comply with the non-smoking policy will result in a \$250.00 + charge.

Inspection/Entry: Lakeside Marina & Resort and its agents and contractors reserve the right to enter the premises to perform inspections, repairs and maintenance. If possible, advance notice of entry will be given.

Use of Premises: Guest(s) acknowledge these units are constructed consistent with residential usage only. As a matter of safety and so as not to disturb your neighbors, these units are not to be used for large gatherings of any type. This is especially important in your use of the exterior areas including but not limited to decks and docks. Occupancy and use of the premises shall not be such as to disturb or offend neighbors. This includes barking or unleashed activities of approved dogs. This may require retiring to indoors after a reasonable time as not to disturb neighbors. This also includes not blocking roadways with additional vehicles. Please make advance plans for non-residential locations for any large group or event. **If such an unapproved event, gathering or disruptive activity is discovered by or reported to Lakeside Marina**

& Resort, the result will be eviction and loss of rental monies. We can accommodate large groups with advanced notice. Additional fees may apply

Expedited Eviction: Grounds for eviction of a tenant: 1) holds over possession after his/her tenancy has expired. 2) Has committed a material breach of the terms of the vacation rental agreement resulting in the termination of his/her tenancy. 3) Fails to pay rent as required by the agreement. 4) Has obtained possession of the property by fraud or misrepresentation. The process of filing such complaint with the Clerk of Court will then commence and other procedures as described in G.S.42A-24.

Guest's Responsibility: Guest(s) shall be solely responsible for any property, damage, loss or theft from the premises during Guest(s) occupancy including loss of money, jewelry, and other items of personal property of Guest(s) or their invitees and any accident or bodily injury suffered or incurred by any person resulting from the use or occupancy of the premises or items of personal property and any recreational activities and will hold Owner, Lakeside Marina & Resort, their agents or rental associates, harmless with respect thereto.

Trash Removal: Guest(s) are required to set trash in the receptacles provided on the property.

Coolers: No coolers are allowed inside the units. Please leave them outside your unit.

Visitors/Guests: No visitors are allowed without pre-approval from the management. Visitors are subject to an access charge.

Boats/Canoes/Kayaks: No canoes, fish boats, paddle boats, or kayaks are allowed on the water before 8:00 a.m. or after 6:30 p.m. Children under 17 must wear an approved life jacket on the watercraft and on all fishing piers and adults must have a jacket in the watercraft, readily accessible. A seat cushion must be in each watercraft.

Items Provided: All properties are equipped with supplies for light housekeeping. We provide an initial supply of toilet tissue, paper towels and a trash bag. Towels are changed on long-term rentals only. We provide one bath towel and one washcloth each for up to six individuals. If you need more, please pack accordingly. For weekly stays, additional supplies will be needed. Please do not forget to bring these items with you.

Items Not Provided: Units are not supplied with beach towels. BBQ's are available for your use however; briquettes and lighter fluid are not provided. If a particular item is important to you, it is wise to bring it with you.

Pets: Pets are not allowed in units at Lakeside Marina & Resort unless approved by the management. If there is pet hair, odor, etc., left in the unit, additional cleaning fees will be charged accordingly. Other pets including but not limited to felines are not allowed. Guests with unauthorized pets will be asked to vacate immediately without refund or rent. Guests who request a dog friendly unit will be required to agree to and submit the following:

- 1) Dogs will be approved by Breed at Lakeside Marina & Resort's discretion.
- 2) Guest(s) will be required to sign a Pet Waiver Form and will be responsible for all loss or damage including repairs, cleanings and replacement of inventory. If conventional cleaning methods prove ineffective for removing dog hair, etc., the inventory item will be replaced at the guest expense.
- 3) Guest(s) acknowledge that a nonrefundable \$50.00 per dog will be charged. A \$250.00 deposit is required.
- 4) Observance of leash rules and clean up courtesy must be observed.
- 5) Dogs must never be left unattended in any area where they may disrupt or disturb others.
- 6) At no time are pets allowed to be left in your unit when you are not there. Kennels are available or rentals of your pets for use inside or outside.

Failure to comply with the above will result in early termination without refund of rent.

Signature

Date