

Colonel Arms

Ocean City, Maryland

Welcome to Ocean City and Colonel Arms Luxury Suites!

GROUP RENTAL AGREEMENT

RESERVATIONS & DEPOSITS: Deposit is due when reservation is made. In person, Colonel Arms will accept; personal checks or traveler's checks prior to 30 days of check-in. Visa and MasterCard are accepted by phone. If a reservation is made less than 30 days in advance, full payment is required at the time reservation is made. Any check returned to Colonel Arm's bank, will not be re-deposited. Guest will be notified in writing and given 72 hours to replace the check. Colonel Arms will accept a certified check or money order. In the event Colonel Arms does not receive a certified check or money order when due, the reservation will be cancelled immediately. A deposit of one-half (1/2) of the rent plus applicable total taxes is required to confirm your reservation. Guest may inspect Property before paying a deposit. If Guest chooses not to inspect Property, then Guest agrees to accept the Property as is on arrival and Guest will not be entitled to a refund of rent money and will have no claim or recourse against Owner or Colonel Arms.

CANCELLATION: 20% of the gross rent will be charged on all cancellations or transfers. If the unit is not re-rented for the same amount of money, no refund will be given. The Owner, or his Agent, reserves the right to cancel any reservation at any time prior to occupancy and will, in this event, refund any deposit received. There will be no refund due to "Acts of God".

KITCHENS: Kitchens are furnished with dishes, flatware, glasses, pots & pans.

LINENS: Colonel Arms provides all sheets, pillowcases, and blankets for your convenience. Please remember to pack your own beach and bath towels.

LOST ITEMS: Colonel Arms is not responsible for any items left in the property after the Guest vacates. Please check unit carefully for personal items prior to check-out.

NOISE ORDINANCE: Colonel Arms is required by law to inform all Guests in writing that there is a Noise Control Ordinance: in effect. (CORMAR 10.20.01). It is a violation of this agreement and grounds for immediate eviction if this ordinance is violated as a result of Guest's activity in or about the property or elsewhere.

PARKING: One parking space per unit is provided. Occasionally, additional spaces are available and you are welcome to use them. We cannot accommodate oversized vehicles and alternate parking is not provided. Colonel Arms is not responsible for illegally parked cars and reserves the right to tow any such vehicles without notice.

PETS: Pets are strictly prohibited. Discovery of any pet on premises is considered grounds for immediate eviction without refund. For boarding information, call Heavenly Hound (302) 436-2926 or Dogtel Hotel (410) 213-8188.

REFUNDS: Guests shall not be entitled to any refund for inoperative appliances or air conditioners. Agent, however, upon being notified of any malfunction, will make every effort to have appliance repaired. Weather is considered an "Act of God". No consideration will be made for refunds.

KEY DEPOSIT: \$10.00 per key, refunded at check-out ONLY.

GROUPS: One person will be designated as the Group Leader. If the Group Leader is not 18 years of age or older, then his or her parent must sign this agreement as the responsible adult. The Group Leader will be the only person that Colonel Arms will communicate with.

Group Leader's Name: _____

Please list each and every person who will be occupying the unit during the week:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SECURITY DEPOSIT: The Security Deposit will be returned to the Group Leader within 30 days of Check Out. The following conditions will reflect upon the amount returned:

1. RENTALS ARE FROM SATURDAY 3:00 PM TO SATURDAY 10:00 AM. NO EXCEPTIONS. Colonel Arms reserves the right to retain the ENTIRE Security Deposit for late check-out.
2. Cleaning Departure Requirements – See Attached.
3. Damages beyond normal wear and tear. Anything broken, ripped, burned, stained, etc., in terms of furniture, carpets, windows, doors, appliances, etc, will be deducted from the security deposit. The Guest herein covenants and promises to surrender the Property in as good or the same condition as at the commencement of occupancy. Guest is financially responsible for any damage to the property made by himself, his family or his guests. Colonel Arms has the right to inspect and have repairs made to the property during the lodging period and will inspect the property at the conclusion of the occupancy. In the event that repairs are necessary, you will be billed at \$75.00 per hour labor plus applicable materials. In the event that damages and/or repairs exceed the security deposit and Civil Litigation follows, Guest hereby expressly agree that the governing body of law shall be the State of Maryland, Worcester County.
4. Balconies and benches are to be kept clear of trash, cans, towels and clothing.
5. No tape, tacks or nails on or in the walls.

RULES OF OCCUPANCY: The following rules are strictly enforced. Any violations will result in IMMEDIATE EVICITON OF ALL GUESTS – NO EXCEPTIONS:

1. NO Kegs or open door parties (under-aged drinking will NOT be tolerated.)
2. NO candle or incense burning inside the Suites.
3. NO unregistered overnight guests.
4. NO more than 3 guests on the balconies at any time.
5. All guest are required to wear wristbands during stay for admittance to property.
6. NO UNREGISTERED GUESTS ALLOWED IN SUITES AT ANY TIME.

For your safety ABSOLUTELY NO Sitting, Standing, Leaning or Climbing on the Balcony Railings.

This agreement is not to be construed as a Landlord-Tenant agreement and does not create a Landlord-Tenant relationship. This agreement is a Weekly Lodging Contract and is enforceable in it's entirety. This is a legally binding contract. If not completely understood, seek competent advice. The validity and construction of this agreement and all questions arising hereunder or relating to the performance hereof shall be determined and governed by the laws of the State of Maryland. The parties hereto agree that any action brought by any party arising out of this agreement, or to enforce this

Agreement shall be brought in Worcester County, Maryland. The parties hereto each specifically waive any venue, except as set forth above.

We want this to be your best vacation ever! Please do not hesitate to let the Property Manager know if we can be of any assistance. For your convenience, the Office is open from 10 a.m. to 4 p.m. (in season). Please call 410.289.5060 for after-hour emergencies.

PLEASE SIGN & RETURN

Signature of Renter

Date

Printed Name

Address: _____

Phone Number: _____

Email: _____

of Bedrooms: _____

Arrival Date: _____

Departure Date: _____

Number of Guests: _____

410.289.5060
410.289.0060 fax

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