

Goodtimesinoc.com 410-241-3700

GOODTIMESINOC

VACATION RENTAL

HIGH SCHOOL SENIOR GRADS

Please read, sign and date each page of this agreement

Thank you for staying at GoodTimesinOC for your senior week groups. We provide a safe place for you and your friends. Most places do not want to rent to high school seniors or if they rent to you, they will look for any little reason to evict you. We pride ourselves in Good Reviews, and have many people return year after year. We appreciate nice and respectful people, no matter what your age is. Our atmosphere is perfect for high school seniors and families. If you feel scared or feel that things are getting out of hand, we live nearby and are available at any time. ***We do have rules that are in place to protect you. This does not mean you can't have any fun. If your group treats our place with respect, we will treat you the same way.***

We regret we cannot reserve any of our properties without a deposit in our hand! Best way for quick reservation is Venmo, Cash App, Paypal or Credit Card Payment , Overnighted Check, Make a deposit in our Bank Of America or Suntrust Bank Account. Often, we have many people looking to reserve the same week (especially for senior weeks). The first deposit we get holds the week for their group. Credit cards will have a 4% fee to cover

1- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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their fees. Please return the hard copy signed agreement by mail, but you have to sign the docuSign asap if you want to keep the unit. Call Marcia and ask for options how to hold the house you need,

PLEASE DON'T EVER PUT THE AC UNDER 69F. It will freeze the AC, you will not have ac and many times we have to call a technician.

NOTICE: This is a legally binding contract. If not completely understood, **seek competent legal advice.**

Arrival date: _____|2021

Departure date: : _____|2021

If you are renting any of our units before January 15 we will divide the total into 3 or 4 payments and your group can pay 3- 4 installments. Remember the Security Deposit is not included in the total price of the house. It is paid in cash on the day you arrive.

All houses have to be fully paid by April 01.

There is a \$200.00 booking fee + \$150.00 Cleaning for 3 bedrooms or \$120.00 for 2 bedrooms or a \$60.00 for a 1 bedroom. (depending on the size of your unit.

Total amount for the unit including tax: \$ _____

11% Total taxes: _____ Booking Fee+Cleaning fee: _____

Rental: \$ _____

_____ **Option 1:**

PAYMENT SCHEDULE: (total rate + tax + booking fee) =

Initial Payment (due with Reservation) _____ (1/3 of total)

Middle payment (due Jan 01) _____ (1/3 of total)

2- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Final payment due (March 01) _____ (1/3 of total)

Sec. Dep (Due at check-in - Not before. *depending on the size of the group the security deposit will be different as well.*

Final Payment (Due March 1st) _____ *because sometimes people send different amounts than should be... then they catch up at the last payment.* Security deposit is due at check-in (in cash).. \$ _____

Absolutely none of our properties are for rent without a security deposit. Please hand deposit to us in cash on the day you arrive.

(We return the security deposit to the Group Leader's address not more than 15 days after your departure, unless noted otherwise. It is the group leader's responsibility to disburse monies back to group members). If the Group Leader/Spokesperson isn't he or she is not 18, then a parental signature is required below. Parent's information is also required.

_____ **Option 2:** In case the house was rented after January 30.

PAYMENT SCHEDULE: (total rate + tax + booking fee) = _____

Initial Payment (due with Reservation) \$ _____

(1/2 of total) minus initial payment). The Security Deposit is not included on the total rate of the rental unit.. Security deposit is due at check-in (in cash).\$ _____

_____ **Option 3:**

In case the house was rented after April. The full amount is due at least 60 days' prior to your arrival or when you make your reservation, depending on the day you are reserving it. Call or text Marcia to confirm it. Write down your choice of payment please if there are none of those 3 options here. Thanks

There is absolutely no smoking inside the units:

3- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Feel free to smoke on the porches, but please use the ashtray or buckets and do not litter anywhere outside or throw cigarette butts from the balcony or on the ground. Smoking inside may result in eviction and/or a \$250.00 charge per incident. This will be taken from your security deposit.

VISITORS: Visitors to the property are limited to 1 per bedroom (ie: a 3-bedroom unit may have NO MORE than 3 visitors total at a time from 8am-10pm, after 10pm visitors must depart from the property). Guests staying on the property may be required to wear wristbands during their stay to identify themselves. Visitors are Not allowed to Sleep in the unit, only guests in the agreement. **REMEMBER ALL NAMED ON THE CONTRACT ARE RESPONSIBLE FOR VISITORS CONDUCT AND ACTIONS. IF YOU SEE A VISITOR DOING SOMETHING NOT ALLOWED OR DAMAGING YOU ARE RESPONSIBLE FOR IT.**

Initial Payment (due within 1 week of reservation) This address is where the security deposit will be sent back.

GroupLeader/Spokesperson Information:

Name _____

Signature: _____

Age at the time of signature: _____ Date at the time of signature: _____

Cell#: _____

Home: _____

Email: _____

Your home Address: _____

4- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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School you are attending: _____ cb south _____

House you are staying in: _____ unit
____. This group says they will leave the house in good shape to avoid extra charges, otherwise they know they know they will have extra charges. A good way to avoid problems is making a short video at arrival and at departure... that way no one can tell your group left it a mess or anything is broken.

OCCUPANCY: Guest agrees that no more than the limit per house and only people listed on the contract shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

_____ (NJ here)

GRILLS

Fire Ordinance: Grills of any kind are not permitted in any multiple unit buildings or on decks or balconies

Please: Renters **ARE NOT ALLOWED** to sub rent the unit without consent and signature of the owner and correct documentations from guests giving previous to the owner. If that happens it calls for eviction. Every person that sleeps in the unit has to give the id copy and paper signed to the owner and should be counted as part of the group as everyone else.

PAYMENTS AND MAIL: Please check payable to Marcia Palmisano/ Joseph Palmisano and mail it to our mailing address. Fax: 443-664-8599 - West Ocean City Vehicle Tag & Title - Trader Lee's Village - 9935 Stephen Decatur Highway #15 - Ocean City - 21942

Please mail by overnight delivery for safety and faster, Include a copy of all Guests ID's as well as the IDs of all signing parents/guardians with either initial, middle or final payment (as fast as you can).

5- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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KEYS AND PARKING PASS: We have mostly code keys, so, call me one hour before arrival in town and I will give you the code. Parking pass: text me and I will let you know if your house needs one and where to get it.

QUIET TIME: Please, respect your neighbors and keep noise at a minimum from 10 pm to 8 am. Keep in mind that there are people staying on each side of your house, and all the noise is much louder for them. The Town of Ocean City has adopted a noise control ordinance making it unlawful to cause or permit levels which exceed the Department of Health in Maryland. If those noise levels are exceeded as a result of your guest activity on the property, it shall be a violation of this agreement and grounds for immediate eviction from the property. The town of Ocean City has additional noise ordinances, which are criminal offenses if violated. **NO congregating outside or on balconies, no loud music, no loud talking/yelling, cursing or any other activity that may disturb other tenants or neighbors. Using any kind of guns, fake guns or bb guns or weapons are an immediate offense in Ocean City. We do not want to have a problem with the law. Just the factor of bringing a gun (even a fake one) calls for eviction. Do not bring it. For No Reason if you don't want to be evicted _____ (sign here)**

CHECK OUT TIME: Check out is 8:00am. Please, pack and clean-up the night prior so you have plenty of time in the morning. Leave the keys, and any parking passes on the counter and lock the doors. Depending on the cleaning schedule we may be able to allow you to stay an hour or two later. However, we will not be able to determine that until that morning. Any doubt, please call or text in the morning.

REMEDIES: Guests agree that the owner may remove guests from the property immediately upon violation of this agreement and/or withhold security deposit.

6- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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CHECK IN TIME 4 pm: If cleaning is completed early we will allow you to check in early at no cost. Please call around noon to discuss if your unit will be available early. Please contact us to make arrangements if you plan to arrive later than 5pm. Someone will meet you in person to deliver the keys and parking pass.

WHAT TO BRING: *sheets. Towels, pillow, paper, paper towels, trash bags, lots of black trash bags, cleaning solution bathrooms and kitchen, paper plates, hangers and any other disposable items you might need. Bring a big sheet to use under the beach towel (on the beach). ALSO: linens, sheets, pillow cases are needed. DO NOT SLEEP ON THE BEDS WITHOUT SHEETS!!!!!!!!!!!!!! We do not provide sheets.... It's very important you bring sheets for your bed. If you leave the bed covers dirty, you will pay for a washer fee for the covers or new covers.*

PARENT/GUARDIAN AGREEMENT: Any parent or guardian signing this agreement on behalf of a minor is fully responsible for their compliance with this agreement and their stay at Good times in OC Vacation Rental. Additionally, Owner will not be responsible for minor guests in any way and all liability towards Owner for said Guest is hereby waived.

INSPECTIONS: Owner reserves the right to inspect the property anytime and at minimum the day before check-out to determine if any significant repairs are needed. If any significant repairs or clean-up are needed, guests will be evicted immediately so repairs can be completed before new guests arrive at. Additional inspections may be completed throughout the week.

7- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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CANCELLATION: NO refunds will be issued for inclement weather, including hurricanes or any events beyond Owner or Agent's control.

There are **absolutely no refunds once initial payment** is received. All cancellations must be writing (email, letter, or fax and text me also to make sure i got it, that has to come to me from the same phone number of the person i have been dealing all along). Sorry, no cancellations during the month of June or under 21 contract.

If any refunds would occur 120 days before arrival or only be issued if the unit is able to be re-rented. A \$300.00 fee (plus any difference in rental rate) will apply. Everything can be solved. The same thing goes for those who arrive later in the evening or in the middle of the night... **Once the payment is started, you automatically accept the contract signing or not the contract. If one or more Guests in a group decide not to come, they are still liable for the original cost of the group in full, no matter the reason.** They may, if they choose, bring a new guest in place of the old one. Additionally, if final payment for the group is not received on or before April 1st, Owner may cancel Guests reservations with NO Refund. There is an additional charge of \$50.00 for any bounced checks.

In case of exchange dates during the season, the difference of the prices will apply if it's different. If you have not checked in within the first 24 hours of your arrival date without having made other arrangements, the reservation may be cancelled and all rental money forfeited. Contact us. The same goes for those who arrive late in the evening or in the middle of the night. You are welcome to get a travel insurance out of "GoodtimesinOC Rentals" if that would help you We do not cover virus.... Call Marcia: 410-241-3700

8- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Reservations are in effect upon receipt of the initial deposit and the cancellation policy on the agreement will apply.

_____ (sign here)

DEPOSIT: A security deposit of \$70 to \$100 Depending on which house) per person is due at the time of check-in, paid in cash or Venmo. This is not included in the rental price. It is held against missing or broken items, cleaning, legal fees, and/or charges incurred due to violations of this agreement. After thorough inspection, deductions, if any, deposit will be returned to the Guests after their departure. Owner reserves the right to bill Guests for damages and/or other fees over the amount of the security deposit, including legal and other fees incurred by the Owner in collection of the fees. Groups may take a video at arrival and departure to keep for their records. If anything is wrong in the house, please take a pic/video and send it to marcia. That way you are not held responsible for any damages in the house.

If the town of Ocean City MD is open for Rentals, you are welcome in your house you rented. We move forward using the same base as the town of Ocean City.

A copy of all Guests ID's as well as parents' contact details and signature must be included in either initial or final payment. If you would like to pay with a credit card, an additional 4% fee will be charged to cover the credit card expenses. Or, you MAY make a direct deposit into our Suntrust or Bank of America accounts. We will provide account information when needed.

GoodTimesInOC Vacation Rentals, reserves the right to refuse service to anyone and also we are not responsible for accidents or injuries to guests, damaged or stolen vehicles, loss of money, jewelry or valuables

9- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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of any kind. No refunds will be issued after check-in for early departures, for inclement weather or in case of eviction.

GUESTS AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, HEREBY RELEASE MARCIA PALMISANO/JOSEPH PALMISANO, GOOD TIMES IN OC RENTALS AND THEIR RESPECTIVE DIRECTORS, THE OWNER OF THE PROPERTY, OFFICERS, AGENTS, EMPLOYEES, SURETIES, INSURERS, INDEMNITOR, ATTORNEYS, SUCCESSORS AND ASSIGNS FROM ALL CLAIMS, DEMANDS, OR CAUSE OR THINGS WHATSOEVER RESULTING FROM OR IN CONNECTION WITH THE PROPERTY OF LICENSE TO USE CONTRACT, INCLUDING WITHOUT LIMITATION ANY CLAIM, DEMAND OR CAUSE OF ACTION FOR PERSONAL INJURY OR DEATH AND ANY AND ALL LOSS, LIABILITY, COST AND EXPENSE RESULTING FROM, DEMAND, SUIT OR CAUSE OF ACTION WHICH MAY BE ASSERTED.

CLEANING AND REPAIRS: Rooms shall be free of trash, dishes cleaned, dishwasher emptied, and everything left in the same condition as when the Guest checked in. The estimated cleaning time is 60 minutes per unit. If the unit fails to meet these standards, guests will be billed \$200.00 per hour or portion thereof. The unit is to be swept clean--ABSOLUTELY no guest belongings in the house. **So make your beds, fold the blankets, get all bottles, shoes and trash under the beds. If you have usable food items left over or supplies they can be left to be donated.**

No candles in the house. No open flames OF ANY KIND in the house, except in the grill area. To hold a weapon in

10- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Ocean City without permit is an OFFICIAL OFFENSE. So, don't bring any kind of weapon or a fake one.

Linens, sheets, pillow cases are needed for all the beds as well as for the sofa bed and trundles, please check which bedding are in your house to bring the right size of sheets.

This surcharge also applies to any time spent picking up cans/glass, cigarette butts, bottles and trash around the building outside and inside the house.

Remove all open food from the refrigerator and all trash from property. UNOPENED FOOD OR DRINK CAN BE LEFT ON THE KITCHEN. We will donate any left over supplies. Leave everything as clean as possible.

Clean dishes and utensils and store them properly.

Leave furniture arranged properly, the same as when you came in.

Check the drawers and closets for personal items.

Please keep your beach chairs and boogie boards outside the house/porches or in your car. The sand scratches the walls and makes it difficult to clean the unit.

Leave any bedspreads or blankets on the beds. Make sure each bed has a bedspread and a blanket when you arrive, so you can leave each bed in the proper condition.

ONCE AGAIN--The unit is to be swept clean--ABSOLUTELY no guest belongings in the house. **So make your beds, fold the blankets, get all bottles, shoes and trash under the beds. If WE HAVE TO CLEAN IT OURSELVES, WE WILL CHARGE YOU \$200.00 PER HOUR.**

11- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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If you have **AC ON** please **keep the door, glass doors and windows closed** - this will **prevent a frozen compressor**. It happens every year, causing leaks and damage in the condo and in the house. If it freezes, you risk being without AC for 2 days or until it defrosts. If a service technician needs to repair it, you will be billed for these expenses.

SO PLEASE: DON'T EVER PUT THE AC UNDER 68F - over 68 it's fine.

The first guest will be Group Leader of the house. Please copy this page as needed and attach each Guest ID to their page in the correct order **in each page**. Please attach the copy of your identity in your paper...(glue or staple) *to fit all guests*. Please don't forget to bring towels, beach towels, toilet paper, paper towels, zip lock bags (to bring food or snacks anywhere), a jacket for the boardwalk in the evening, black trash bags, cleaning products, hangers or any other disposable items you might need.

Lucayan and Bay Club Renters:

7 DAYS - Start from Friday, finish on Friday. Call us to check out the time for check in and check out. Lucayan and Bay Club are a little different than other houses/ **WE CAN'T DO OVER 7 DAYS**. If you can't stay here on Friday it is fine, but it has to finish on Friday, ...Our weeks are 7 days long, no extra days at those units and also no extra guests either because you can get evicted.

Signature page to follow. Please make as many copies as needed

12- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Make as many copies as you need of the check in page and everyone has to sign it.

GUEST # _____ (Please **print legibly**)

House you are instaying: _____

Arrival date: _____ departure: _____

Name _____

Address: _____

High School you are attending: _____

Phone: _____ Email: _____

Signature: _____

Group Leader: _____

Parent/Legal Guardian: _____

Phone: _____ Email: _____

Signature: _____

Did you read the agreement? _____

Attach here a copy of your id:

13- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____

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Attach the parent id if you are under 18 by the arrival day.

14- House Name: _____ From: _____/20_____ To: _____ /20_____

Group Leader: _____ Signature _____