

GOODTIMESINOC

VACATION RENTAL

410-241-3700

(Please read, sign and date each page of this agreement) - over 21 -

Thank you for staying at **Goodtimesinoc** with your family and friends. We provide a safe place for you and your friends to enjoy an unforgettable vacation. We are happy to have you with us, building memories with your family and friends. We are glad to be part of that, sharing the great moments we have had here. Our beach house is a great place to stay while enjoying the best of Ocean City. We try our best to maintain our properties and assist your needs as best as we can. We also have 24 hour security for your protection and ours.

NOTICE: This is a legally binding contract. If you do not completely understand everything set forth herein, seek competent legal advice. If only one guest signs this agreement, said guest must be 21 years old and physically occupy the unit during the entire rental week. The guest is responsible for payments, deposits and other responsibilities as detailed. This is a license to use agreement, not a lease subject to the tenant landlord laws. Marcia Palmisano/ Joseph F. Palmisano and/or GoodTimesInOC and any employees or other agents are hereby referred to as owner, and the undersigned hereby referred to as a "Guest" both agree to follow terms of rentals for a room, house or apartments. **Our properties cannot be held until we receive the deposit and as long as you send the deposit, if you want to cancel, you are subject to the cancelation policy.** Often, many people wish to reserve the same week. Please return the hard copy signed agreement by mail, but you have to sign the docu

as soon as possible if you wish to reserve the unit. Call Marcia and ask for options how to hold the house you need.

There is absolutely no smoking inside the units:

Feel free to smoke on the porches, but please make use of the ashtrays and do not litter. Smoking inside may result in eviction and/or \$250.00 charge (per incident) against your security deposit.

QUIET TIME: Please, respect your neighbors and keep the noise at a minimum from 10:00 pm to 8:00 am. Please keep in mind that your neighbors are very close to you, and your noise is much louder than you might think. Additionally, the Town of Ocean City has adopted a noise control ordinance, making unlawful any noise which exceeds the standards of the MD Department of Health. Violation of this statute by Guests and friends shall be grounds for eviction. The town of Ocean City has additional noise ordinances, which are criminal offenses if violated.

CHECK OUT TIME: Check out time is 9:00am. Please, pack and clean-up at the night prior to check out, so you have plenty of time in the morning. Please leave the KEYS AND PARKING PASSES on the counter and lock the doors. There is a charge to replace keys and parking places. All cars must be removed from the parking lot AT time to leave the unit at CHECK OUT. Depending on our cleaning schedule, we may be able to allow you to stay an hour later or more. However, we won't be able to confirm this until the evening before or morning of your departure. If you have any doubts, please call that morning.

CHECK IN TIME 4 pm: If cleaning is completed early, we allow you to check in early at no additional cost. Please call us by noon to find out if your unit will be available early. If you plan to arrive later than 5:00 pm, please contact us to make the arrangements. In either case, someone will meet you at your rental to deliver the keys and parking pass. **If you find anything out of the ordinary when you arrive, take a picture and send**

it to us IMMEDIATELY. 4 hours after your check-in, you will be held responsible.

PETS: We welcome well-behaved pets in some of our units. If you are traveling with a pet, please let the reservations agent know, as only certain rentals permit stays with "furry travelers". There is a small fee charged for any pet for the duration of your stay. Please make sure your unit allows pets before completing your reservation to avoid any cancellation fees.

CUSTOMER SERVICE/ RESERVATIONS: If you have questions about your rental, please call or text us. We will be glad to assist you.

Call or Text: 410-241-3700 (cell) or Fax: 443-664-8599 - Marcia Palmisano
For bigger problems that may occur, Jody Palmisano (410-340-0008), will be the one to return your call and try to help your group. Our email is goodtimesinoc@yahoo.com and our mailing address is: 9935 Stephen Decatur Hwy, #15 - 21842 - Ocean City - MD.

Lucayan and Bay Club always starts Friday to Friday, 7 days or less days. We can't change the dates to accommodate your group. Those units also have different check-in and check-out times. Call us and I will do my best to help you. Do not use grills in those units.

KEYS AND PARKING PASS: Please return the keys and the parking pass at check out. Place all of them together on either the kitchen table or on the kitchen countertop. Each lost key will result in an extra fee of \$25.00. Your car has to leave the parking premises at the same time you are leaving the unit.

GRILLS

Fire Ordinance: Grills of any kind or open flames are not permitted in any multiple unit buildings less than 30 feet of the building or on decks or balconies.

CANCELLATION:

All cancellations must be in writing (email, letter, and fax and text me to make sure I received it). NO refunds will be issued for inclement weather, including hurricanes or events beyond Owner or Agent's control.

Sorry, no cancellations during the month of June. All other times, cancellations made 120 days in advance of check-ins will be given a full refund minus \$200.00 for the processing fee.(sign here)

Refunds for any June booking or bookings within 120 days of check-in will only be issued if the unit is able to be re-rented. A \$200.00 non-refundable processing fee(plus any difference in rental rate) will apply.

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. The same thing goes for those who arrive later in the evening or in the middle of the night. You are welcome to get a travel insurance if you want to, we do not cover pandemic or virus.

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

_____ (sign here)

WHAT TO BRING: Sheets for the beds your group will use, towels, beach towels, a big sheet to put under the beach towel at the beach, toilet paper, paper towels, paper plates, trash bags, cleaning solution for bathrooms and kitchen, hangers, any other disposable items you might need, linens, sheets, and pillow cases. We provide one blanket per bed and some pillows, but in case you don't like what we have, please bring your own.

"GoodTimesInOC Vacation Rentals, reserves the right to refuse service to anyone and is not responsible for accidents or injuries to guests, damaged or stolen vehicles, loss of money, jewelry or valuables of any kind. No refunds will be issued after check-in for early departures, for inclement weather including hurricanes or circumstances beyond our control or in case of eviction. "

GUESTS (FOR BOTH THEMSELVES AND THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS), HEREBY RELEASE MARCIA PALMISANO/JOSEPH PALMISANO, GOODTIMESINOC 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 THING WHATSOEVER RESULTING FROM OR IN CONNECTING 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 ASSERT.

_____ (sign here)

Ocean City is a resort town, and the town does not welcome any kind of weapons and is considered an immediate offense. So, if you have to bring it, make sure to have your license as well.

OCCUPANCY: Guest agrees that there will be no more than the amount of normal guests permitted per property that you are renting anytime during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

_____ (sign here)

PAYMENT: Please make checks payable to Marcia A Palmisano or Joseph F Palmisano. Our mailing address: Ocean City Tag and a title: 9935 Stephen Decatur Hwy, #15 Ocean City MD 21842

Any returned checks will result in the cancellation of your reservation. All credit card payments incur an extra 4% of balance due (in order to cover the credit card expenses). We also accept a cash deposit in one of our SunTrust or Bank of America bank accounts. We can provide you the account numbers and you supply us a copy of the deposit.

If you send any money through credit card or paypal to hold the unit, we will be crediting it back to you after your check arrives in town. You can pay in paypal and credit card as well with an additional 4% for the fees.

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

ID: We require a copy of your state-issued photo ID with your security deposit. _____(sign here)

SECURITY DEPOSIT: A \$600.00 Security Deposit is required in addition to your rent, due upon arrival. We accept payment through credit cards as well as PayPal. It is held against premises, missing or broken items, cleaning, legal fees, and/or charges incurred due to violations of this agreement. Said Deposit will be returned after a thorough inspection (less any and all deductions) no later than 30 days after Guest's departure. Owner reserves the right to bill Guest for damages and/or other fees over and above the amount of the security deposit (including legal and other fees incurred by the Owner in collection of monies due).

PS: The security deposit is due (payable by credit card, cash or check (for families), or cash **upon arrival**). We would like to return 100% of the security deposit no more than 30 days after your departure with no extra expenses to either of us. Please do your best to return our property to us in the same condition you found it and there should be no problem. In case of any problem, please advise me while you are still in town and if anything happens during the week it would be easier, faster and less expensive.

If your rental accepts pets, an additional small fee for your pet may apply. **Guests are responsible** for any and all damages to the unit the pet may cause, and guests agree to clean up after them as well as cleaning any shed fur left behind. Sorry, no reptiles.

Guest Personal Property: Owner assumes no responsibility for any guest personal belongings lost or left at property. All remaining guest belongings may be disposed of without any owner liability. Owner may choose to return property upon request at the Guest's expense.

Contact Marcia Palmisano to plan payment details. For your own protection and convenience, be sure to write it down payment details on the contract and initial each page of this agreement.

PLEASE DON'T PUT THE AC UNDER 68F. Please close all doors and windows when the AC is on. If you put it lower, the AC unit will freeze and you will be without AC for 48-72 hours. Additionally, if we have to call a technician, the fee will be paid by you. Many times we can solve the problem ourselves avoiding extra charges.

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 \$80.00 per hour or portion thereof. _____(sign here)

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

Remove all food from the refrigerator and **all trash from the property and dispose of it properly** . 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 sign out of any smart TVs before leaving the house. We are not responsible for others buying movies and shows on your account. Thanks.

Please keep your beach chairs and boogie boards outside the house/porch. You can keep them in a safe area around or in your cars. The sand scratches the walls and is difficult to clean.

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. If you see they need to be washed, please do it inside your unit... If your unit has a washer or let me know about it.

No candles in the house, No open flames OF ANY KIND in the house, except in the grill area for the houses that have grill areas.

Understand that our properties cannot be held until we receive the deposit, Usually $\frac{1}{3}$ of the total. There are times that we have many people looking at the same week.

There is a \$100.00 booking fee for every reservation made. We do not serve sheets and towels, so the option is bringing your own or renting them from a linen service in town. (If you have any doubt please text me, I can give you a few numbers of companies in town that do that job.)

The \$600.00 Security Deposit is in ADDITION to the rental price, also it is 100% returnable accord with the agreement. [Payable on arrival day. Not before.](#) Units rented with short notice have full payment due 40 days before your arrival.

If you have any doubt about how to fill out our agreement, please call or text. We have one agreement for over 21 and one for under 21. It's the same agreement for every group, but the numbers will be different because the price of the house and also prices of the weeks may vary.

Please sign every copy of this agreement. Thanks.

We require a copy of your state-issued ID.

Name of the house you are staying:

DATE OF ARRIVAL: _____/202____

DEPARTURE:- ____|____|20____

Name: _____ \

Signature _____

Cell #:

Home #: _____

Email: _____

Your Home Address: _____

Home you are renting ;

DATE OF SIGNATURE: ____/____/202__

11% %taxes+booking fee + cleaning fee. \$ _____

Total you are paying _____ **(including 11%taxes and booking fee)**
for your _____ **nights Rental.**

Way of payments:(make a x on your option)

____) In Full _____

Credit card or paypal? Number and date the document-please text Marcia a picture of the confirmation by phone, email or both on the date you did. (Very important.)

(____) Initial Payment (due with Reservation) \$ _____ Final payment due
_____ \$ _____.

(____) Any other way, please describe here.

Thank you so much.

-Marcia Palmisano