

SHORT TERM RENTAL AGREEMENT – SENIOR WEEK 2023 CODE OF CONDUCT

This agreement made booking date between:

Guest Name (Hereinafter called the Tenants) and Bay Club Resort (hereinafter called the Landlord) concerning the short-term rental of the property located at 302 32nd Street, Ocean City, Maryland 21482.

Total people in renting party: must not exceed 6 guests in 2-bedroom units and 8 guests in 3-bedroom units. The rental period begins at 6:00 pm on arrival date and ends at 11:00 am on departure date.

Terms of the Agreement:

Rules of Conduct are set forth for the purpose of protecting Bay Club Resort (a private property) and the interests of the resort's owners. Policies to follow are general guidelines for property protection and apply to the entire resort area which includes the parking lot, common area including the pool area, dock, elevators, hallways, and the interior of each condominium.

1. The Landlord has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement. Should the Tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. Refunds of rents paid in advance will not be issued should the Tenant be evicted from the property for any reason. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
2. The Tenants shall maintain the premises in a good, clean, and ready-to-rent condition, and use the premises only in a careful and lawful manner. The tenant is also responsible for any damages caused by guests of the tenant. The tenants shall leave the premises in a ready-to-rent condition at the expiration of the rental agreement, defined by the Landlord as being immediately habitable by the next tenants. Tenants shall pay for maintenance and repairs should the premises be left in a lesser condition. The tenants agree that the Landlord shall deduct costs of said services from the \$500 security deposit if tenants cause damage to the premises or its linens and furnishings.
3. The Tenants shall pay for any damage done to the premises over and above normal wear and tear at a minimum charge of \$250.00 for excessive cleaning.
4. The Tenants shall have no more than **6 guests in 2-bedroom units and 8 guests in 3-bedroom units** persons reside or sleep on the premises.
5. The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hours from 11 PM to 8 AM will be enforced. Pool and outdoor noise should be kept to a minimum.
6. Bay Club Resort has a No Event / No Party Policy. If for any reason a guest in any unit disturbs or disrupts any other guest, Bay Club Resort reserves the right to evict any violators with no refunds of any monies paid.
7. In accordance with state and local laws, all persons must be 21 years of age or older to consume alcoholic beverages or to have alcohol in their possession. If you are under 21 and found to be in possession of alcohol or within proximity of underage drinking you will be evicted without refund of any monies paid.
8. There shall be no smoking inside the premises, stairwell, elevator, or on the balcony.
9. Please keep garbage in the provided trash bins. Housekeeping will arrive daily to remove the trash. If your garbage exceeds the provided bins, please dispose of the excessive amount in the garbage dumpster provided on the property.
10. Vehicles improperly parked in the Bay Club Resort parking lot will be subject to towing at the expense of the vehicle owner. Each vehicle parked on the property after 9:00 p.m. will require a parking permit. Please display your parking permit on the dashboard.
11. Please notify the property manager immediately of any necessary repairs or unsafe conditions of any kind within Bay Club Resort. The Resort is not responsible for damage to or loss of personal property or automobiles.

12. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the Property and that Tenants do not intend to make the property a residence or household.
13. There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions, outages, work, family emergencies, or other commitments.
14. It is the tenant's responsibility to learn about safety precautions, warning signs of water conditions, and safety procedures concerning swimming in or being around the pool. Tenant agrees to have a responsible adult supervising minors while they swim in the pool. The tenant is hereby notified that the pool can be dangerous, and the tenant accepts fully the risks involved. The tenant is further notified to be cautious when exiting the rear of the home as the pool is open and near the entryways and can be a hazard. There are no rails to prevent a fall into the pool.
15. Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws.
16. Tenant agrees that Fireworks and other hazardous materials shall not be used in or around the property.
17. Tenant shall use the property for legal purposes only.
18. The property has fire alarms installed and they are believed to function properly at the time of rental. The tenant will notify management without delay if a fire alarm "chirps" or has a low battery condition.
19. Tenant is advised that there is no carbon monoxide detector on the property and accepts the risk involved in not having one.
20. Tenant shall see to their own security while in the property by locking doors, windows, garage doors, etc. when it's prudent to do so.
21. Cable TV is provided, and service level has been chosen by the Landlord. No refund of rents shall be given for outages, content, lack of content, or personal preferences regarding cable TV service.
22. High-speed wireless internet is provided as a convenience only and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences regarding internet service.