This is an Agreement entered into between, Marc Real Estate Limited Partner, Limited Liability Corporation, (“Owner”), herein by the Representative of its General Partner, Kathleen M. Monahan, and the Guest as indicated in the headings box. Owner and Guest agree to bind themselves pursuant to the following provisions:

|  |  |  |  |
| --- | --- | --- | --- |
| "Guest": |  Tel:  | Rental Amount |  $ -  |
| Address: |   | Cleaning Fee |  $ -  |
| Entry Date: |  After 4PM | Extra Guests |  $ -  |
| Departure Date: |  By 10AM | Pets |  $ -  |
| Number of Guests\* | **MAX 8** - Adults: 0 Children: 0 Pets: 0 | Sub-Total |  $ -  |
| The Unit: | 3 Bedroom, 3 Bath Single Family Home w/pool  | Taxes |  $ -  |
|   | elevator, dock with easy access to Ocean/Bay | Rental Amount |  $ -  |
| Guest Suite: | 1 Ground Floor Private Apartment with king  | Refund Sec Dep\*\* |  $ -  |
|  (included) | bedroom, full bath, kitchen and living room | Boat Lift\*\*\* |  $ -  |
|  |  | Boat Lift Sec Dep |  $ -  |
|  |  | TOTAL ALL FEES |  $ -  |

**1. Facilities**

 Owner owns certain property described as a 3 Bedroom, 3 Bath, Single Family home (“the Unit”) with pool, Spa and 70-foot dock and private Guest Suite. Unless specifically agreed in the heading box, the private ground floor guest suite is not included in the Unit rental.

**2. Rental**

 Owner does hereby rent to Guest, who in turn accepts, the Unit, for the term specified in the headings box (from entry date to departure date).

 Use of the Unit shall be limited to guests identified above and any listed pets. Smoking on the premises is not allowed.

**3. Rental Price**

 Rental price shall be as specified in the headings box. Guest will pay a 25% deposit to confirm the rental with the balance due 45 days prior to occupancy. If Owner is able to re-rent all or part of a cancelled reservation, eighty percent of funds paid will be returned to Guest prorated by percent of time the unit is re-rented. \*\*

|  |  |  |
| --- | --- | --- |
| Deposit (25%) |  $ -  | Due Now |
| Balance (75%) |  $ -  | Due  |
| Total  |  $ -  |   |

**4. Owner’s Obligations**

a. Clean unit before Guest Arrival

b. Provide bed linens, bath linens and furnishings.

c. Keep equipment in working order.

**5. Purpose**

 Guest shall use the Unit for tourism purposes only

 during the agreed term, including the pool,

 spa and dock.

**6. Nature of Rental**

 This is a short-term temporary rental for tourism purposes.

**7. Check-in / Check-out**

 Check in time shall be 4 PM and check out time shall be 10 AM.

**8. Guest’s Obligations**

a. Abide by all rules governing the Venetian Shores Community and this rental contract.

b. Observe adequate care in the use of the Unit and related facilities, to avoid deterioration,

c. Vacate the premises no later than check out time on the agreed date of departure,

d. Leave unit clean with debris removed.

e. Immediately report to the Owner via email any damage to the property and, when attributable to Guest, reimburse Owner for the cost.

f. Refrain from causing loud noises or other

 behavior disruptive to other guests or residents

g. Provide all personal items such as soap,

 shampoo, etc.

h. Refrain from smoking in the unit or premises.

i. Not allow pets on premises, unless expressly

 provided for in this rental contract.

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In witness whereof both parties sign as of the date of this agreement.

Owner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_

Guest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_

\*Number of Guests

The rental price included in the headings box reflects the number of guests paid for under this rental contract. Please do not exceed this maximum. Any guest in violation of this policy may forfeit their security deposit. Guest acknowledges that this is not a party house and not suitable for young children.

\*\*Security Deposit and Insurance for your trip – Please note there are no refunds and our cancellation policy is provided in paragraph 3 above. I strongly recommended you purchase trip insurance to cover any unexpected events or natural diaster. For my own vacation needs, I use Aliantz Travel Insurance or Travel Guard. Their information is provided below.

[www.allianztravelinsurance.com/](http://www.allianztravelinsurance.com/) (866) 884-3556

<http://www.travelguard.com/> (800) 826.4919

\*\*\*Boat Lift (if Applicable) and Boat Lift Security Deposit

There is a 10,000-pound boat lift available for Guest use and it requires a separate $350 use fee plus $500 security deposit paid directly to owner as indicated in the payments section below. Guest shall assume all responsibility for its use during their tenancy. Tenant should contact Hurricane Boat Lifts at 305-517-6105 to set up an appointment on its operation and any special instructions on its use. Service calls and any repairs will be subtracted from said security deposit at end of tenancy.

Instructions for returning contract

Please review the above rental contract and if everything is satisfactory, please print it, sign it, scan it and return a soft copy to Kathleen Monahan at kmmkeys@gmail.com. If there are any questions, please contact me directly by email or call 703-979-7000.

Instructions for returning payments

Your check should be mailed to my son, Ed Barker as follows:

Mail to: MARC Properties Make check payable to: MARC Properties

 c/o Ed Barker Annotate back: For Deposit Only #700-279-3227

 613 N Wakefield St.

 Arlington, VA 22203

Fully Executed Contract and Check In Instructions

You will receive an email confirming receipt of your payment and a fully executed copy of the rental contract. After final payment, you will receive a copy of our Dear Guest Letter with lots of useful information on the house and the surrounding área plus check in instructions. If at any time you have questions, please do not hesitate to call (703-979-7000) or email kmmkeys@gmail.com.

 Thank you, Kathleen Monahan,

 Owner, “Irish Ayes”

NOTE: This document shall be considered an offer until the Guest has signed and returned it to the Owner, who in turn shall (after receipt of agreed payment) sign this document by hand (not electronically) and return a copy to Guest, for it to become in full forcé and effect.