



SeaPinesVilla

Scott & Deb Bernstein 843/290-7675

email: scott42@aol.com

Jason & Jessica Fredrick 843/338-7858

email: Jessica@seapinesrentals.com

Dear

Thank you for booking with Sea Pines Villa for your next Hilton Head getaway. We look forward to working with you. Your property is located in the park-like setting of beautiful Sea Pines Resort. Home of the famous Harbor Town Golf Links, Sea Pines offers numerous amenities including three public golf courses, tennis, stables, leisure paths for biking or walking, a breath-taking beach of white sand, South Beach Marina and scenic Harbor Town.

We have designed our villas and homes to provide you with all the best in accommodations and amenities. Complimentary amenities are upgraded, high-speed internet, expanded cable, a washer and dryer, iron and board, and a fully equipped kitchen ready for any meal preparation you are planning. Your rental also includes two free bikes, free clay court tennis at South Beach Racquet Club after 12 noon daily (843-671-2215, appropriate footwear please) as well as a free membership to Breakthrough Fitness (www.breakthroughfitnesshi.com). To make your vacation more enjoyable and virtually hassle free we provide all linens, as well as beach chairs, beach towels, and much more.

The dates you have selected have been reserved for you. If emailing your contract, please send to Jessica@seapinesrentals.com. If returning by USPS, please return your contract to:

**SeaPinesVilla, LLC
94 Lawton Road
Hilton Head Island, SC 29928**

If you have any questions, please feel free to contact us by phone or e-mail. Prior to your arrival we will mail your vehicle pass(es) and door access code. makes for a smooth, hassle-free arrival. If you require additional passes after the mailing, weekly passes can be purchased at the Sea Pines security gate. We are happy to share information about overflow parking if you require it. This Passes are no longer obtained at the Welcome Center.

We will do everything that we can to make this the most enjoyable and memorable vacation you have ever had. We are local and ready to help should you need us.

Warmly,

Jason and Jessica Fredrick
Deb and Scott Bernstein
SeaPinesVilla LLC



SeapinesVilla

Scott & Deb Bernsten 843/290-7675

email: scott42@aol.com

Jason & Jessica Fredrick 843/338-7858

email: Jessica@seapinesrentals.com

GUEST RENTAL FOR: Sea Pines Villa

PHYSICAL ADDRESS (for GPS): Sea Pine
HILTON HEAD ISLAND, SC 29928

Guest:	_____	Date:	_____
Address:	_____	Cell Phone :	_____
	_____	Alt. Phone #	_____
Email:	_____	Alt. Email:	_____
Arrival Date:	_____	Departure Date :	_____
<p style="text-align: right;">Please sign and return to: Seapinesvilla, LLC 94 Lawton Rd Hilton Head Island, SC 29928</p>			

This agreement constitutes a contract between the above listed person(s) and the current owner of record by and through their local representatives SeaPinesVilla, LLC to rent the above-mentioned property for the date(s) as stated.

1. **Check in time is 4:00 P.M.** and check out time is **BEFORE 10:00 A.M.** of the departure day. Late departure on the day of final check-out will result in a \$50 per hour fee unless prior arrangements have been made with Manager. This fee will be charged to the credit card on file with Manager. There is almost always someone waiting to begin their vacation even though you probably don't want yours to end. Departing late does not allow enough time for housekeeping to prepare the unit for the next guest. Please be kind and leave on time.

2. **PET by approval only in select properties.** If you have requested pet friendly, a nonrefundable pet fee should have been listed on your quote. If you do not see a pet fee listed, and intend to bring your pet, please contact Manager immediately to ensure that your pet is approved. Manager reserves the right to request boarding or other arrangement for any pet that becomes a nuisance or harms/disturbs others. This clause is mandated by the POA. Unauthorized pets will result in a \$150 cleaning fee to be charged to the credit card on file with manager or online booking platform. Any damage caused by Guest's pet will be handled in accordance with damage authorization detailed in item #4 below.

3. NO SMOKING POLICY. Guest, or Guest's family/visitors, shall not smoke within premises. This includes smoking cigarettes, cigars, pipes, e-cigarettes or any other smoking products. This policy is in effect to mitigate (i) the irritation and known health effects of secondhand smoke; (ii) the increased maintenance, cleaning, and redecorating costs from smoking; and (iii) the increased risk of fire from smoking. A \$500 cleaning fee will be assessed if evidence of smoking exists upon Guests' departure. This fee will be charged to the credit card on file.

4. EV CHARGING. Guest will not charge an electric vehicle on the premises. The wiring in these properties is not sufficient for EV charging and doing so poses a significant fire hazard. There is a charging station at the Harris Teeter outside of SeaPines. Guests who violate this clause will incur a \$250 fine and the cost of any electrical repairs that may be required.

5. MOVING FURNITURE. Guest agrees not to move furnishings or décor in the property.

6. DAMAGE AUTHORIZATION. Guest agrees to indemnify Owners for any and all damages to the Dwelling or grounds or to the furnishings including reasonable attorney's fees, caused by the Guest's negligence, or that of persons in the Guest's party or their guests, which occurs during Guest's occupancy of the villa. Manager requires a valid credit card number on file with all reservations, not to exceed the amount of coverage described hereto (up to \$1000.00 of unintentional damage). This Damage Authorization does NOT cover intentional damage, theft, unauthorized entry into the owner's supply closet, unauthorized pets, late check out, extensive cleaning required at check out, smoking or any fines imposed on Manger as the result of violation of any law, ordinance, rule or regulation. Guest will be notified of any damage costs prior to being charged.

7. OWNER or authorized repairman may enter the Dwelling during customary business hours for any purposes connected with repair, improvement, care and management of the dwelling. Manager will notify Guest of service whenever possible.

8. If Guest violates any of the conditions or restrictions of this Agreement, Owner may terminate this Agreement and enter the Dwelling. Upon termination of this Agreement, Guest shall vacate the Dwelling immediately. Any costs associated with eviction are those of the Guest entirely. The undersigned Guest understands and agrees that he/she is responsible for the acts and actions of all persons in his/her party or guests of this party.

9. 100% of the received monies, less a \$50 cancellation fee, will be refunded if notice of cancellation is received 30 days prior to arrival date. When booking online, the policies of the platform supersede this clause. Reservations which are 28 days or longer have a 60 day cancellation policy. After the cancellation period, monies are forfeited at the discretion of the Manager. No refund will be made in the case of inclement weather or early departure. Guests are encouraged to investigate travel insurance either commercially or through their credit card company. Guests must comply with any mandatory evacuation order. In the case of a mandatory evacuation issued by the Governor of South Carolina, a refund for only the days of evacuation will be given, regardless of the length of the reservation or if Guest chooses to cancel, leave prior to, or not return to the property after the evacuation.

10. All bicycles provided to Guest are leased from South Beach Racquet Club. Please inspect the bikes before riding and Should Guest encounter any problems with the performance of the bicycle, please call South Beach direct at 843-671-2215 for assistance. Additional bikes and accessories

such as helmets can also be obtained at a 10% discount using code **SB10**. Guests are encouraged to enjoy the bikes safely as you are riding at your own risk. SeaPinesVilla, LLC, Owner, and South Beach Racquet Club are not liable for accident or injury while using the bikes. Free clay court tennis can be scheduled by calling the same telephone number. Appropriate footwear is required for play.

11. Please notify Manager of any repair and/or maintenance issues as soon as possible. Manager is here to respond to maintenance issues as quickly as possible. We take pride in caring for our Owner's properties and helping Guests to enjoy their stay. However, no refunds will be given for repairs or maintenance issues, appliance failure or other rare circumstances.

12. The fitness center advertised is Breakthrough Fitness, located a few minutes out the front gate of the resort. Visit www.breakthroughfitnesshhi.com for directions and class schedules. Please ask for details about how to take advantage of this wonderful facility.

13. A departure cleaning is included with your reservation. Please read and follow the departure procedures inside the villa/home's notebook. We appreciate your help.

Guest signature_____ Date_____

PLEASE RETAIN THIS CONTRACT FOR YOUR REFERENCE WHILE TRAVELLING.

**FRONT DOOR LOCK CODE AND VEHICLE PASS(ES) TO BE MAILED
PRIOR TO YOUR ARRIVAL. BE SURE WE HAVE YOUR MAILING
ADDRESS ON YOUR RETURNED CONTRACT. THANK YOU**