

Rental Agreement for Renter

You must be at least 22 years of age or older in order to rent at the Lake Murray Manor House.

1. No pets are allowed anywhere on the property. The occupancy of any pets will result in immediate eviction and loss of all rent and security deposits.
2. Only number of guest stated on the lease may occupy the house for overnight stays. Any violation of this condition will result in immediate eviction of all persons on the property and loss of all rents and security deposits.
3. No camper, tents or sleeping on the grounds of the property are allowed. Violators will be evicted by appropriate authorities.
4. Fifty percent of the rental fee and security deposit is required at the time the reservation is made. The remaining fee and security deposit is due 14 days before the arrival date. No change to this time frame is permitted. Upon receipt of all deposits, confirmation and directions to the house will be emailed to guest.
5. Security deposits will be returned within 30 days of guest(s) departure minus any deductions for damage to the house, contents, or grounds beyond normal wear and tear caused by the guest and/or any of his invitees. Repairs to and cleaning cost beyond normal service will be deducted when necessary to restore house, contents and grounds to pre-reservation status.
6. A \$100 administrative fee is assessed for all cancelations. However, if guest(s) cancels 30 days prior to arrival date, all advance payment will be forfeited.
7. Reservation changes can be made up to 30 days prior to guest(s) arrival date. A \$100 rescheduling fee will be charged.
8. No shows will forfeit all payments made for any returned checks.
9. A \$50 service charge will be incurred for any returned checks.
10. Confirmation of reservation will be sent to guest(s) by email. Occupancy of house is restricted to the limits set for the house. There is no overnight occupancy of grounds by any guest(s) or invitees.
11. Lost or failure to return key will result in a \$150 deduction from security deposit.
12. Satellite television is provided in each unit on large screen television. HBO, Cinemax and Starz are included.
13. No smoking is allowed anywhere in the manor house or porches. If any smoking smells or debris is found in the house, the entire security deposit will be forfeited, and guest will be asked to leave.