

# Parrot Lagoon Key West

405 Philadelphia Ave, Ocean City, MD 21842

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parrotlagoon@comcast.net

## HIGH SCHOOL GRADUATE AGREEMENT

This is a License to Use Agreement NOT a Lease subject to Maryland Tenant-Landlord Laws. J&V Investment Co. herein referred to as "Agent", and the undersigned, herein referred to as "Guests", agree to the following terms of rental for a room at Parrot Lagoon Key West.

**NAME:** \_\_\_\_\_

**DATE OF AGREEMENT:** \_\_\_\_\_

**OCCUPANCY:** No more than \_\_\_\_\_ persons. All occupants must sign Agreement as Guests. No substitution of Guests without prior written approval from Agent.

**DEPOSIT:** Guests have deposited 25% of the total which is \$\_\_\_\_\_ **plus a \$50 processing fee that are non-refundable.** We will need \$50 x \_\_\_\_\_ as security deposit against damages to the premises and/or charges incurred due to violations of this Agreement. After deductions, if any, the deposit will be returned to the Guests after a thorough inspection on the day of the Check-out. Agent reserves the right to charge Guests for damages and charges that exceed the amount of the security deposit, including legal fees. Any item missing or broken at Check-out will be charged to the Guests. **Rooms shall be free of trash and demised in the same condition as when the Guests checked in.** Part or all of the security deposit may be retained to offset the expense of cleaning and restoring the property to the condition at check-in. In case of eviction resulting from non-compliance with the rules, all monies will be forfeited.

**RATE:** The following rate applies and no refunds will be made for any reason.

<b>Room</b>	\$ _____
<b>Tax</b>	\$ _____
<b>Total</b>	\$ _____ <b>Plus a \$50 Processing Fee</b>

**25% of the total amount is due at the time of reservation.**

**Signed confirmation letter is due 7 days from the date the reservation is made.**

**75% of the total amount is due 60 days prior to the arrival date.**

**Security deposit and signed copy of this agreement is due 30 days prior to arrival.**

**CANCELLATION:** There will be no refunds for any cancellations.

**NOISE:** The Town of Ocean City has adopted a Noise Control Ordinance that makes it unlawful to cause or permit levels which exceed those established by the Department of Health and Mental Hygiene of the State of Maryland. It shall be a violation of this Agreement and grounds for immediate removal from the property, if these noise levels are exceeded as a result of Guest activity on the property listed above. The Town of Ocean City has additional noise ordinances, which are criminal offenses if violated.

**PETS:** No pets or animals of any kind are permitted on the property; any violation will result in a \$100.00 charge.

**CLEANING INSPECTION:** Management can inspect the unit at least once a week during reasonable hours for cleanliness and damage.

**GUESTS' OBLIGATIONS:** All Guests shall: 1) Bring their own sheets, towels, beach towels, paper products, and toiletries; 2) Permit no noise in violation of the Town of Ocean City Noise Ordinance; 3) Permit no pets on the property; 4) Guests shall be aware that the legal age of alcohol consumption in Maryland is 21; 5) Permit no damage of any kind to the property; 6) Permit no garbage outside the property; 7) Permit Agent to enter the property without notice at all reasonable hours; 8) Wear wrist bands that are provided by the Agent at all times during the stay; 9) Return the premises in the same condition as when the Guests checked in.

**VISITATION:** No one on property after 10pm unless they are registered guests at Parrot Lagoon. Persons not registered as Guests do not have the right to enter or use the facilities. No use of bathrooms, phones, change of clothes, shoes etc. by visitors after 10pm. Security will clear the rooms for visitors at 10pm. Any unregistered visitors will result in a \$50.00 charge per person. No one over 21 allowed on property in June Graduate rooms unless they register at office (parents, siblings, cousins, etc).

**PARENTAL GUARANTEE:** This Agreement will not be effective unless \_\_\_\_\_ parents or legal guardians have co-signed this Agreement; thereby guaranteeing satisfactory compliance of the obligations under this Agreement.

**REMEDIES:** Guests understand that Agent may remove Guests

**GUEST #1**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Parent or Legal Guardian

\_\_\_\_\_

Signature: \_\_\_\_\_

**GUEST #2**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Parent or Legal Guardian

\_\_\_\_\_

Signature: \_\_\_\_\_