

Parrot Bay Condos

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 Bay Condos.

NAME: _____ **Conf #** _____

DATE OF AGREEMENT: _____ thru _____

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 _____ **plus a \$70 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 within 30 days after departure. 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.

Room	\$ _____
Tax	\$ _____
Total	\$ _____ Plus a \$70 Processing fee

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 Bay Condos. 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 and will be asked to leave. 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 from the property immediately upon violation of this Agreement with **No Refunds**.

Conf # _____

GUEST #1

Name: _____

Address: _____

Phone #: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #3

Name: _____

Address: _____

Phone #: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #2

Name: _____

Address: _____

Phone #: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

GUEST #4

Name: _____

Address: _____

Phone #: _____

Signature: _____

Name of Parent or Legal Guardian

Signature: _____

Some things to remember upon arrival of the unit:

1. All kitchens are basically stocked, so if there is something you will need while cooking you may want to bring it just in case the item is not available.
2. Units are furnished with pillows and bedspreads only. Please make sure to bring your own sheets, towels, beach towels, paper products, and toiletries.
3. Do not radically change the settings on the air conditioner thermostat; setting below 70 degrees or on high for a long period of time, will cause it to freeze and it will not operate. Keep all windows, doors, curtains and blinds closed for better cooling.
4. Setting the refrigerator thermostat to high will trap the cold air in the freezer and none will flow into the refrigerator. When first entering the unit please do not overstuff the fridge; try putting only cold items in and gradually put room temperature items in, and keep the door closed as much as possible to keep the cool air in.
5. Not all of our units provide phones.