



THE COTTAGE AT
Roxbury Park

Rental Agreement

This Short-Term Rental Agreement (the “Agreement”) is made by and between the Town of Meggett (“Owner”) and the undersigned individual (“Guest”) as of the date last set forth on the signature page of this Agreement.

1. Property: The property is located at 4480 Hwy 174, Meggett, SC 29449. Two sets of keys will be provided at Check-In, as well as any other codes needed for access. The grounds surrounding the Cottage, including the Pavilion and salt water dock, are available exclusively to the guest for the duration of their stay as outlined in this agreement.

2. Maximum Occupancy: The maximum number of guests is limited to 10 persons. If more than 10 persons visit the cottage at one time during your stay, this will be considered an event. Any reservation obtained under false pretense will be subject to forfeiture of payment, check-in will not be permitted, and all guests will be asked to vacate the premises without a refund. You must be a minimum age of 25 years or older to reserve the property.

3. Payment: A payment of 50% of total rent, fees, and the full Security Deposit is required at the time of making your reservation. The total balance will be due within 30 days of your arrival date. We accept personal checks, money orders, cashier checks, cash, and debit or credit cards. Please make checks payable to The Town of Meggett and mail to 4776 Highway 165, Meggett, SC 29449. There is a \$50 Service Fee charged for all Returned Checks. Checks may not be post-dated and no checks will be accepted at arrival. All charges are in US funds; international checks are not accepted. A fee of 5% will be added to all credit card payments.

4. Cancellation Policy: Notice of cancellation must be in writing. Your advance payment is refundable provided the cancellation is received 60 days prior to your arrival date. There is a non-refundable cancellation fee of \$100 that will be applied to your refund. Cancellations made less than 60 days and more than 30 days prior to arrival, will forfeit 50% of the full amount due (for the entire reservation). Cancellations made less than 30 days prior to the arrival will not receive a refund. Refunds are not given for inclement weather, road or airport closings, late arrivals, or early departures.

5. Hurricane Policy: If mandatory evacuation of the island is ordered by a Governmental Agency, refunds will be prorated based on the nights left of your stay. Only those nights affected by the mandatory evacuation are eligible. If a hurricane occurs prior to your arrival, and we are unable to provide you with accommodations, refunds will be issued to the reservation holder.

5. Hold Harmless: The Town of Meggett (Owner) does not assume any liability for loss, damage, or injury to persons or their personal property. Neither does the Town of Meggett accept any liability for any inconveniences, damage, loss, or injury arising from any temporary defects or stoppage in supply of water, gas, cable service, electricity or plumbing, as well as due to weather conditions, natural disasters, fire, acts of God, or other reasons beyond its control.

6. Access & Maintenance: Guest shall allow Town Staff access to the property for purposes of repair and inspection. The Town of Meggett shall exercise this right of access in a reasonable manner. Please report any maintenance needs directly to Town Staff during your stay. Refunds will not be made for maintenance issues including, but not limited to, heating and air conditioning, appliances, television and Wi-Fi services. We will exhaust all options and do our best to promptly resolve any issues you may experience while visiting.

7. Damages & Theft: Any damages, outside of what is deemed normal wear and tear, are the responsibility of the guest. During your stay, we ask that all members of the guest party treat the property with respect. Should damage to any item on the property occur, please report the incident prior to departure. Guests are responsible for the full cost to repair or replace any damages or missing items. The Town of Meggett reserves the right to withhold funds from damage deposit or charge the guest's credit card for the full amount of any damage or theft.

10. Hazardous Practices: No barbeque grills, bonfires, or open flames of any kind are permitted on the property. Do not dismantle smoke detectors, as they are there for your protection. Fireworks are strictly prohibited. All areas of the property are NON-SMOKING. While there is a wood burning fireplace installed in the Cottage, at this time we are unable to offer the use of the fireplace due to needed repairs on the flume. Please note that the failure to comply with these policies will result in loss of the Security Deposit.

11. Pet Policy: NO PETS are allowed on the property or anywhere in Roxbury Park.

12. Refundable Security Deposit: Security Deposits will be refunded within 30 days of departure provided there are no damages to the property. If management deems the damage intentional or negligent, exceeding the damage deposit, the credit card on file will be charged. Please report any damages or faulty equipment prior to departure by texting, emailing, or calling us directly.

13. Keys: Guests will be issued 2 keys at Check-In. All keys should be returned at the end of the stay. Failure to return all keys will result in a \$100 penalty assessed from the Security Deposit.

14. Parking: No more than three vehicles are allowed on the premises at any point. The causeway to the Cottage is a one-lane dirt road and vehicle limitations are enforced for your safety. Should additional parking be needed, there is plenty of parking available in

the Public Lot at Roxbury Park. RV's, campers, or vehicles exceeding 10,000 lbs. are strictly prohibited.

15. Linens/Towels: The Cottage is furnished with linens and towels. Any lost or damaged linens will be deducted from your deposit. An initial supply of paper products is provided. Extra items needed are the responsibility of the Guest. Daily housekeeping services are not included.

16. Water & Septic: The Cottage is on a well and septic system. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. **DO NOT FLUSH** anything other than toilet paper. **No feminine products should be flushed at any time.** Failure to comply with these policies will result in the loss of the Security Deposit.

17. Insurance: We encourage all renters to purchase traveler insurance. The Travel Insurance rate is based on the total cost of the reservation. The insurance can be purchased at any time up to your final payment. This fee is non-refundable.

18. Entire Agreement: This Agreement, as well as the attached Rental Policies and Credit Card Authorization Form, represent the entire understanding and agreement between the Town of Meggett and the undersigned individual, and supersedes all other negotiations, understandings, and representations (if any) made by and between such parties.

Responsible Party (Printed): _____

Signature: _____

Date: _____

Authorized Town of Meggett Representative: _____

Signature: _____

Date: _____

