

Winterplace Condos  
Unit D101  
Lease Agreement

Gary Bengé  
Bengé Custom Specialties  
218 Haddock Rd  
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I, \_\_\_\_\_ at \_\_\_\_\_

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agree to the terms of this contract, dated \_\_\_\_\_.

1. PAYMENT – An advance payment equal to 50% of the rental rate is required within ten (10) days of making the reservation, or the reservations will automatically be cancelled. The advance payment will be applied toward the room rent. Please make payments by credit card. The advance payment is not a damage deposit. The balance of rent is due thirty (30) days before your arrival date. Also due at this time is the refundable damage deposit of \$250.00 and a cleaning fee of \$75.00. After receiving your full payment, notice will be sent to you of the lockbox combination.
2. DAMAGE DEPOSIT & CHECK OUT INSTRUCTIONS  
This must be received 30 days before arrival. This fee is fully refundable within 14-days of departure, provided the following provisions are met:
  - No damage is done to the unit or it's contents, beyond normal wear and tear.
  - No charges are incurred due to contraband, or long distance phone charges rendered during the stay.
  - All debris, rubbish and trash are placed in the dumpster.
  - All soiled dishes are cleaned and put away or are in the dishwasher. DO NOT LEAVE DIRTY DISHES.
  - One set of keys needs to be placed in the lockbox and one set placed on the counter.
  - All dirty linens should be placed in the bunkroom.
  - Remove all items from the refrigerator.
  - Turn thermostats down to 50 degrees.
  - If the renter is not evicted by the owner (or representative of the owner), or the local law enforcement.
  - No late check-outs.
  - A MINIMUM OF A \$100 FEE WILL BE TAKEN FROM THE DEPOSIT IF ALL ITEMS ARE NOT MET.
3. CHECK-IN TIME IS AFTER 3 P.M. AND CHECK OUT TIME IS 11 A.M. No Early Check-ins and no Late Check-outs.
4. This is a NON SMOKING unit.
5. Pets are not permitted in the rental units under any conditions. Pets in the rental unit will result in the renter forfeiting their deposit and facing eviction.

6. We will not rent to vacationing students or singles under 23-years-of-age, unless accompanied by an adult guardian or parent. This is a family resort. No kegs allowed.
7. CANCELLATIONS: No refunds will be granted. Early departure does not warrant any refund of the rent or deposit. You may choose to purchase travel insurance separately. See item number fourteen (14) of this contract.
8. MAXIMUM OCCUPANCY – The maximum number of guests per condominium is limited to eight (8) persons.
9. The cleaning fee of \$75 includes a one-time linen towel setup, 8 bath towels,, 8 wash clothes, 2 hand towels, 2 dish towels, 2 dishcloths, dishwashing liquid, dishwasher powder, 1 roll of paper towels, 1 roll of toilet paper, and a coffee filter.
10. NO DAILY MAID SERVICE – While linens and (8) bath towels are included in the unit, daily maid service is not available. Coin washers and dryers are available on the complex. We do not permit towels or linens to be taken from the units.
11. RATE CHANGES – Rates are subject to change without notice.
12. FALSIFIED RESERVATIONS – Any reservation obtained under false pretence will be subject to forfeiture of advance payment, deposit, and or rental money, and the party will not be permitted to check-in.
13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved and in writing prior to check-in.
14. TRAVEL INSURANCE –We highly recommend that you purchase travel insurance. You can go to [www.insuremytrip.com](http://www.insuremytrip.com) for more details and to purchase travel insurance.

I agree that all rental monies are non-refundable per the cancellation policy above. I have read my rights to purchase travel insurance. By signing below, I agree to all terms and conditions of this agreement.

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

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

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Number of Adults: \_\_\_\_\_ Number of Children Under the age of 18: \_\_\_\_\_

Check In Date: \_\_\_\_\_ Check Out Date: \_\_\_\_\_ Total Number of nights: \_\_\_\_\_

Holiday Rental at \$424 (after tax) per night for \_\_\_\_\_ nights = Totaling \$ \_\_\_\_\_

Weekend Rental at \$386.90 (after tax) per night for \_\_\_\_\_ nights = Totaling \$ \_\_\_\_\_

Weekday Rental at \$280.90 (after tax) per night for \_\_\_\_\_ nights = Totaling \$ \_\_\_\_\_

Total Nightly Rate \$ \_\_\_\_\_

Add Deposit: \$250

Add Cleaning Fee: \$75

Total Amount: \$ \_\_\_\_\_

50% due within 10 days of booking on: \_\_\_\_\_

Final 50% due, 30 days prior to arrival on: \_\_\_\_\_

NOTE – RESERVATIONS MADE WITH LESS THAN 30 DAYS NOTICE WILL REQUIRE THE TOTAL AMOUNT TO BE PAID IN FULL AT TIME OF BOOKING.

Please include a copy of your driver's license.

Sign and Mail to Gary Bengé,

218 Haddock Rd  
P.O. Box 187  
Kingsland, Ga 31548

Or

Sign and Fax to Gary Bengé

(912) 882-5213

Or

Sign, scan and email to Gary Bengé  
[gary@winterplacecondoforrent.com](mailto:gary@winterplacecondoforrent.com)