

Rental Agreement

Jeff K Enterprises Ltd. 4523 Lookout Rd, Virginia Beach, VA 23455

Tenant: _____
Street Address: _____
City, State, Zip: _____
Phone #: _____

Rental period: _____
Number of persons in party: _____
Rental address: 403 Arctic Ave. #100 Virginia Beach, VA 23451

Please read all terms:

1. Tenant agrees to pay Landlord, as rent for the above rental period, the sum of:	«Rent»
Plus 12.5% occupancy tax on total rent + \$1.00 per day tax:	«Tax»
Plus Security/Damage/Cleaning deposit:	+«Security»
Total:	«Total»

Payable as follows: \$200 upon execution of this lease.
Balance 3 weeks prior to occupancy

2. Special terms: None.

3. It is agreed that Landlord, or his employees, for the purpose of clean-up and repair, may remain on the premises until 1:00pm on the date that this lease commences. Tenant may arrive anytime after that. Tenant must vacate by 11:00am on the date that this lease terminates and Landlord may re-enter at that time.

4. Upon expiration of this lease tenant agrees to surrender possession of the property peaceably and without delay.

5. Tenant agrees to leave the property in as good condition as it was at the commencement of this lease. This to include cleaning all surfaces, appliances, floors, dishes, utensils, and furniture as necessary.

6. No Pets! No animals of any kind shall be kept or harbored in the demised premises.

7. Appliances and air conditioner are not guaranteed and refunds cannot be given for failure or breakdown. Repairs will be made as quickly as possible.

8. If, at Landlord's sole discretion, Tenant becomes objectionable as a tenant to the neighbors of the property, the Tenant agrees to remove himself and his effects from the premises at the request of the Landlord.

9. Occupancy of premises shall not exceed maximum number of persons in party, stated above.

10. Upon possession of the premises Tenant agrees to immediately make an inspection thereof to determine any weakness that may result in injury to him or his family or guests, and that he will indemnify the Landlord for any injuries accidental or otherwise, that may be incurred or suffered upon the premises for any cause whatsoever during the term of this contract.

11. Security/ Damage/ Cleaning deposit will be returned by mail within ten days following departure provided premises is left clean and undamaged, unless other arrangements are agreed upon by Tenant and Landlord.

12. If any of the terms of this lease are violated or not adhered to, Tenant agrees to surrender the premises immediately, at Landlord's request and forfeit some or all of his security deposit.

13. There is one reserved parking space, labeled #403/100. All other cars must park in the unreserved Guest spaces or park on the street and display an Oceanfront Resident Guest Pass, which is provided in the condo. Any vehicles that are improperly parked are subject to towing at owner's expense.

14. Linens, towels, paper products, and bathroom supplies are not provided and are the responsibility of the tenant.

I have read, understand, and agree to all terms of this lease.

Tenant _____ Date _____

Tenant _____ Date _____

(Please list the name, age and address of each person in your party.)

Name _____ Age _____

Address: _____

Name _____ Age _____

Address: _____

Name _____ Age _____

Address: _____

Name _____ Age _____

Address: _____