



# RALEIGH REAL ESTATE & DEVELOPMENT, INC.

119 Appalachian Drive, Beckley, WV 25801  
Telephone: 304-787-3202  
Email: winterhavencondos@gmail.com  
Anthony J. Sparacino, Broker

## RENTAL AGREEMENT

For and in consideration of the rental fees, hereinafter provided, Raleigh Real Estate & Development, Inc./Agent on behalf of Owner agree as follows:

NAME AND ADDRESS OF RENTER

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Home  
\_\_\_\_\_ Work  
\_\_\_\_\_ Cell

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

Term of Rental

Beginning 5:00 PM on

\_\_\_\_\_

Ending 11:00 AM on

\_\_\_\_\_

**ABSOLUTELY NO PETS ALLOWED TO OCCUPY THE PREMISES. ALL CONDOS ARE NON-SMOKING.**

### FEES:

Cleaning Fee \$ \_\_\_\_\_  
Reservation \$ \_\_\_\_\_  
State Tax \$ \_\_\_\_\_  
Hotel/Motel Tax \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
ADVANCE DEPOSIT \$ \_\_\_\_\_  
Balance Due 30 Days prior to check-in \$ \_\_\_\_\_  
Damage Deposit \$ \_\_\_\_\_

**Make checks payable to:  
Raleigh Real Estate**

**Date to CANCEL if balance not  
paid in full \_\_\_\_\_**

(due at check-in, Mastercard or Visa only)

**No checks or cash will be accepted for payment of Deposit, Balance Due or Damage Deposits—Mastercard or Visa only.**

**Check-in time is between 5:00 PM and 9:00 PM. Check-out time is 11:00 AM.**

The renter fully understands and agrees that (1) Raleigh Real Estate & Development, Inc. rents properties for owners and are furnished according to their taste, and such, Raleigh Real Estate & Development, Inc. is not responsible or liable to renter for (A) loss or theft of any of the renter's personal property, accidents, injury or damage of any nature from any cause to renter (including guests, licensees, or invitees) or act of God (B) weather, road, travel or skiing conditions or any other recreational activities; (2) Check-in and check-out times and maximum occupancy are to be strictly observed. Late check-outs will result in a late check-out fee of \$50.00 per hour per rental, (3) if renter's reservation is cancelled by Raleigh Real Estate & Development, Inc., Raleigh Real Estate & Development, Inc. sole responsibility shall be to refund renter's deposit. If cancelled by renter, Raleigh Real Estate & Development, Inc. must receive (30) days notice before the commencement of the rental term, and Raleigh Real Estate & Development, Inc. shall be entitled to retain the entire deposit. Cancellations made less than (30) days from the date of arrival will result in forfeiture of all monies paid to date as cancellation charge. (4) Owner requires a damage deposit of \$250.00 per unit. Payment for the damage deposit MUST be made by Mastercard or Visa and will be accepted upon check-in. That portion of the damage deposit which is not needed to pay for repair of damages or missing items will be returned to the renter within the next accounting period not to exceed 45 days. Raleigh Real Estate & Development, Inc. requires at \$15.00 fee per key not returned upon check-out. Payments for lost keys must be made in cash or credit card. Checks will not be accepted for lost keys. If damages by renter exceed the damage deposit, the renter agrees to pay the difference. All units are now non-smoking. If units are smoked in, the \$250 damage deposit will be used for cleaning.

\_\_\_\_\_  
Renter

\_\_\_\_\_  
Date

\_\_\_\_\_  
Rental Agent

\_\_\_\_\_  
Date