

Security, Cleaning and Pet Deposit Addendum

This agreement is made a part of and attached to the Rental Agreement. *Pinnacle Sotheby's International Realty adheres to the strict guidelines authorized by North Carolina G.S. in Chapter 42A, Vacation Rental Act and Article 6, Tenant Security Deposit Act.*

Security

A non-refundable \$45.00 damage waiver fee is required as Security for all rental homes. The damage waiver fee will cover any **reported, accidental loss or damage to the rental property**. This charge will be included in your total rent, plus tax. In addition, a verified valid credit card (Master Card or Visa) is required to be kept on file for the duration of your visit to cover any un-reported accidental or non-accidental loss or damage to the rental home. You will be notified within 45 days of departure if any damages or losses were observed as a result of your stay. Reported, accidental loss or damage is covered for up to \$1500.00 by the damage waiver fee. All un-reported accidental loss or damage, upon notification to you, will be billed to the credit card on file unless other payment is received.

Damages or Losses include but are not limited to:

<i>Moving furniture or equipment</i>	<i>\$50.00</i>
<i>Damaged Linen</i>	<i>\$5.00 per sheet or towel \$50.00 per bed covering</i>
<i>Violation of Smoking Restriction</i>	<i>\$100.00 fine plus a cleaning fee (see below), for smoke smell remediation</i>
<i>Broken or Damaged Items</i>	<i>Replacement Cost</i>
<i>Hot Tub Misuse</i>	<i>Replacement Cost or cost to repair</i>

Cleaning

A valid credit card for the Cleaning Deposit is required and you will be billed for up to \$500.00 if additional cleaning beyond normal use is necessary as a result of your occupancy. You will be notified within two days of departure should you incur charges for cleaning.

Tenant must leave the home as found at check-in

Bag and empty trash to outside containers

Clean out refrigerator

Make sure dishes, pots, pans and all cutleries have been cleaned and properly stored in its original station

Separate used sheets and towels from each other and leave on bathroom floor

Make sure pillows, mattress pads, shams and coverlets are clean and left neatly folded on the bed, unless they have been soiled, then loosely fold and leave in a separate stack in floor of bathroom.

In the event extra cleaning becomes necessary as a result of your stay, then your credit card may be charged for up to \$500.00 for reimbursement for labor and equipment used beyond normal cleaning, to restore the premises as it was prior to your occupancy.

Restoration cleaning includes but is not limited to:

<i>Cleaning refrigerator</i>	<i>\$50.00</i>
<i>Removal of used linen</i>	<i>\$ 5.00 per bed</i>
<i>Removal of trash left inside home</i>	<i>\$50.00</i>
<i>Smoke in home due to misuse of fireplace or unauthorized cigarette smoke remediation.</i>	<i>\$500.00</i>
<i>Soiled coverlets that require extra cleaning</i>	<i>\$25.00 (Security Deposit may apply if damages occur)</i>
<i>Cleaning Outdoor fire pits and/or grills</i>	<i>\$50.00 per instance</i>

