

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

All rental homes require a security deposit in the amount of \$1,000.00 to cover the cost of damages and/or missing items. Security Deposits will be refunded no later than 45 days of your departure.

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>

Pets

For rental homes that allow pets, Pets must first be registered (name, breed and weight) with rental Agent when the reservation is made. Pets in these homes are usually limited to one house-trained dog.

