

# Dryfuse Properties: South Carolina Condo Rental Agreement

Please print two copies, fill in info, and return one copy to Dryfuse Properties prior to departure!  
Keep second copy for your records!

## Dryfuse Properties, LLC

P.O. Box 141209  
Toledo, OH 43614  
(419) 810-1851

[Dryfuse\\_Properties@hotmail.com](mailto:Dryfuse_Properties@hotmail.com)

Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

### Property Address:

Sea Cloisters I  
1515 North Ocean View Blvd., Unit #B202  
Surfside, SC 29575

Dates of Rental: \_\_\_\_\_ to \_\_\_\_\_ (mm/dd/yy)

Quoted Price: \_\_\_\_\_ (\_\_\_\_ initial here!)

### Responsibilities of Renters

1. Dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner.
2. Use and operate all electrical and plumbing fixtures properly.
3. Comply with the requirements imposed on Residents be all applicable state and local housing, health and safety codes.
4. Personally refrain and forbid another person who is on the premises with his/her permission, from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises.
5. Conduct himself/herself and require other persons on the premises with his/her consent to conduct themselves in a manner that will not disturb his/her neighbors' peaceful enjoyment of the premises.
6. Refrain from the use, sale, distribution, etc. of all illegal substances (e.g. drugs and other controlled substances) on the premises.

### Responsibility of Owner and Owner's Agents

1. Comply with the requirements of all applicable building, housing, health, and safety codes that materially affect health and safety.
2. Make all repairs and do whatever is reasonable necessary to put and keep the premises in a fit and habitable condition.
3. Maintain in good and safe working order and condition all electrical, plumbing, sanitary, heating, and ventilating equipment.
4. Keep all common areas of the premises in a safe and sanitary condition.

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## **Owner's Liability**

Owner shall not be liable for any damages or losses to person property caused by anyone not under the direct control and specific order of the Owner. Owner shall not be liable for personal injury or damage or loss of Resident's personal property from theft, vandalism, fire, water, rainstorms, or other causes not within the direct control of the Owner.

Resident hereby released Owner from all liability for such damage. Owner shall not be responsible for any damage or injury caused by the failure to keep the premises repaired if the need for said repair was not communicated to the Owner by the Resident and was not reasonable within the knowledge of the Owner.

Owner shall not be responsible for any personal injury incurred by the resident or guests of the Resident during the day-to-day use of the apartment.

## **Re-Rental Charge**

If the Resident vacates the premises prior to fulfillment of this agreement, no refund shall be given. This applies to weather-related conditions as well Any legal fees incurred in the collection of charges will be the Resident's responsibility.

## **Pets**

No pets or animals will be permitted without the prior written consent of the Owner. Any permission so granted may be revoked at any time by the Owner.

## **Assignment**

Resident may not assign this rental agreement or sublet the premises or any part without the prior written consent of the Owner.

## **Occupancy**

Resident agrees that the premises will be used for residential purposes only and will be occupied only the above named Residents. The premises will not be used or allowed to be used for unlawful or immoral purposes, nor for any purposes deemed hazardous by the Owner or the Owner's insurance company because of fire or other risk.

## **Property Damage**

In case of partial destruction or injury to the premises by fire, elements or other casualty no the fault of the Owner, the Owner shall repair the same with reasonable despatch after notice of such destruction of injury. In the event said premises are rendered totally uninhabitable by fire, the elements or casualty not the fault of the Owner, the Owner shall decide within a reasonable time not to rebuild, the term of this agreement shall cease and rent shall be due only through the date of such injury or damage.

## **Addendums**

**Appendix I. The residents of this address agree not to provide any persons under the age of twenty-one (21) on the premises with any intoxicating beverages. The residents also agree and understand that failure to abide by this provision could result in legal ramifications including prosecution. Residents also agree that no "large" ("large" in this instance is hereby defined as a number not to exceed 12 people inside the house and on the premises) parties will be held at any time.**

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Appendix II. The owner will provide and service a clothes washer and a dryer for use by the residents.

Appendix II. The residents hereby agree not to allow any third parties access to the premises without prior written or verbal consent of the owner. Third parties could include but are certainly not limited to city inspectors, utility personnel, law enforcement personnel, or contractors.

Appendix III. A rental week is defined as Saturday from 3:00 PM to the following Saturday at 10:00 AM. Failure to vacate by 10:00 AM will result in a *per diem* charge. We ask that our guests prepare the unit for departure by emptying the fridge, taking out all trash, loading and starting dishwasher, closing and locking all doors and windows, closing blinds, and turning out all lights.

Appendix IV. Keys must be returned in the owner provided, self-addressed and stamped envelope within seven days of the end of the lease unless prior arrangements have been made with Dryfuse Properties.

Appendix V. Renters are responsible for providing their own sheets (2 x double beds & 2 x twin bed), pillow cases, and bed and beach towels.

Appendix VI. Not responsible for items left behind.

Appendix VII. All equipment in each rental unit should be in working order. Please report any inoperative equipment to us promptly at 843-626-4078. We will make every reasonable effort to have the repairs made as soon as possible. **NO REDUCTION, REBATE, OR REFUND** of rent will be issued for any mechanical failure of the AC, heat, dishwasher, fridge, TV, washer/dryer, or other appliances. Service requests called in after 5 PM probably will not be repaired until the next day.

Appendix VIII. Dryfuse Properties does not discriminate on the basis of race, sex, age, ethnicity, national origin, sexual orientation or Vietnam veteran status.

**THIS LEASE SHALL NOT BE BOUND BY ANY TERM, CONDITION, OR REPRESENTATION, ORAL OR WRITTEN, NOT SET FORTH HEREIN PROPERTY RENTED IN THE “AS IS” CONDITION IN WITNESS WHEREOF, LESSOR AND LESSEE HAVE EXECUTED THIS LEASE IN DUPLICATE ON THE DAY AND YEAR FIRST WRITTEN ABOVE AND BOTH PARTIES HAVE READ THE LEASE IN IT’S ENTIRETY.**

X \_\_\_\_\_ Date: \_\_\_\_\_

Print name: \_\_\_\_\_