

ATLANTIC OCEAN SUITES
ATLANTIC OCEAN SUITES as agent for ATLANTIC OCEAN SUITES II
6 Brown Street, Old Orchard Beach, ME 04064
Atlantic Ocean Suite II
7 Dube Street, Old Orchard Beach, ME 04064
207.934.0678 www.atlanticoceansuite.com

AMENITIES AGREEMENT

Safety issues are everywhere at vacation properties. Even the most ordinary-looking things, including the pool, barbeques, and pool and beach "toys" such as boogie boards, for example, can be dangerous for an untrained or inexperienced operator. PLEASE exercise care at your rental. Your safety is our biggest concern, so if you have questions about any of these items, ASK FIRST and do not use them until you are confident that you can do so safely!

If you or anyone in your rental party uses any amenities (including the pool, any boogie board, pool toys, any barbeques or any other amenity), you take full responsibility and risk for that use. Neither the Owner nor its Agent makes any representation as to the soundness or safety of any such amenities. If anyone in your party (or anyone at the property with your consent) uses any amenity, with or without Owners' permission, that action shall be construed as a statement of that individual's competence to handle or utilize it safely, and the Owner and its Agent shall be in no way legally accountable for any damages or injury to any persons or property resulting from such use.

In particular, you are responsible for supervising any child or children in your party at all times. Children under the age of 18 are not allowed in the pool area or near the barbeques without adult supervision under any circumstances.

You agree to indemnify and hold the Owner and Agent harmless against any and all loss, claim or damage (including reasonable attorneys' fees and expenses) that may arise from the possession or use of any portion of the premises, including, without limitation, any such amenities, by you or anyone in your party (except claims resulting from the Owner's or Agent's own negligence).

Signature _____

Suites number _____

Date _____

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VACATION RENTAL RULES AND DAMAGES AGREEMENT

CHECK-IN TIME: 3:00 PM CHECK-OUT TIME: 10:00 AM

PARKING: ONE parking space on site is provided per suite. Guests are responsible for parking in the designated space or may be subject to towing at guest's/owner's expense.

CANCELLATION POLICY: A deposit of 50% of all rents and fees must accompany your reservation. Payment, in full, is due 30 days prior to your check-in date. Since time is critical with all vacation rentals, if you cancel after we receive your deposit and confirmed your reservation, no refund will be tendered unless the suite is re-rented. In such a case, your deposit, minus a 20% service charge, will be returned to you. (Remember, the earlier you cancel, the better likelihood that we may re-rent the suite.)

Vacation renters and guests promise to use the property in a reasonable manner, with not more than the number of overnight guests indicated above.

NO PETS ARE ALLOWED AT ANY TIME. Should you arrive with your pet, we will ask you to board your pet in a kennel; otherwise, we will ask you to depart, with no refund of your payment. If we discover that your pet has arrived without our knowledge, we will ask you to vacate your suite, with no refund. In addition, you will be charged an additional cleaning charge of \$150.00 as well as a \$250.00 penalty.

ATLANTIC OCEAN SUITES IS A SMOKE-FREE PROPERTY. SMOKING AND VAPING OF ANYTHING IS NOT ALLOWED ANYWHERE ON THE PREMISES. IF YOU SMOKE/VAPE IN THE SUITE, YOU WILL AUTOMATICALLY BE CHARGED A MINIMUM OF \$250.00.

EXCESSIVE NOISE IS PROHIBITED.

DAMAGE TO THE PROPERTY and/or violation of the rules MAY RESULT IN A CHARGE TO THE CREDIT CARD YOU PROVIDED

All vacation renters and guests are required to leave the property in good condition: furniture returned to its original location, dishes washed and put

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VACATION RENTAL RULES AND DAMAGES AGREEMENT (con't)

away, spills wiped up, trash to be collected and placed in the dumpster, remote controls left under the television.

Key Cards or Keys must be returned to the rental agent unless other arrangements are made. Please note that there is a \$25.00 charge for each lost key card and a \$100 charge for a lost key.

All renters and guests understand and acknowledge that the property owners and its agents are not responsible in any way for the loss of any personal belongings while at Atlantic Ocean Suites. All renters and guests are encouraged to arrange for travelers insurance or to check with their own insurance agent prior to arrival regarding the applicability of their own homeowner's insurance coverage during their visit to Atlantic Ocean Suites.

**THIS AGREEMENT DOES NOT CREATE A TENANCY FOR THE PROPERTY;
YOU CAN BE REMOVED FROM THE PROERTY WITHOUT PROCESS OF
LAW IF YOU DO NOT DEPART AT THE APPROPRIATE TIME, EITHER AT
THE END OF YOUR BOOKING OR WHEN SO DIRECTED.**

**I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS OF THIS
RENTAL AGREEMENT.**

Signature _____

Date _____

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GENERAL HOUSEKEEPING INFORMATION

We strive to provide all of our guests with all of the necessities to begin their vacation, and to alleviate extra "cargo" during a drive to Old Orchard Beach.

We provide coffee filters, bathroom tissue, paper towels, dish detergent, dishwasher pods and laundry detergent to last a week. Please come to the office if you need extra supplies.

As you know, we do not provide daily housekeeping. Our contracted housekeeping company provides you with a thorough cleaning after every departure. If you need to change linens or towels, please bring the soiled laundry to the office and we will give you a fresh supply. Our mobile pay laundry area is available to you during office hours, should you need to wash your personal items. As such, we ask that you plan your laundering accordingly.

We have two barbecue grills for your use, and we provide the utensils for barbecuing. If you do not find the utensils at the grill, please inquire at the office. In consideration of our other guests, please clean the utensils when you are finished grilling.

Smokers: as you know, we do not allow smoking or vaping on our grounds. If you smoke/vape on the street in front or in back of our building, please do not dispose of your cigarettes/cigars on the ground. We have a dumpster behind the office for disposal of your cigarettes, but please make certain that they are completely extinguished.

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MOBILE ACCESS AT AOS

Atlantic Ocean Suites is happy to offer you mobile access to your suite and the pool. In order for AOS to issue you a mobile key, please follow these instructions. If you have any questions, please call the office (207-934-0678) and we will be happy to help you.

1. Download to your smart phone the vendor software. At the App Store, download the **Assa Abloy Hospitality Mobile Access**. This is a free app. Please install. (It has a cell phone icon).
2. Once the download is complete, the icon will appear on your home screen.
3. Follow the directions (enter your email and check the appropriate boxes).
4. You will receive an email from **Assa Abloy Hospitality Mobile Access** to verify your registration. The email subject is '**Verify your Mobile Access registration**'. Please click the '**Verify Registration**' button and follow the prompts.
5. When your suite is available, AOS will issue a key. The email will come from **Front Desk at Atlantic Ocean Suites**. The email subject is: **Invitation to Check-In with Mobile Access**.
6. It is very important that you **check in** or we will not be able to issue you a key! Please note that we always make your mobile key access one day longer than your reservation to account for time difference on the programmed locks. We simply delete your key at check out.

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LAUNDRY MACHINES

If you have personal items that you would like to launder, Atlantic Ocean Suites has 2 mobile pay Maytag washer/dryer combo machines in the office for your use during office hours. To use the machines, you need to:

1. In the app store, search for PayRange. The icon is white, blue and green.
2. Download the app and follow the instructions.
3. You will need to load money into PayRange to use the machines.

If you prefer to wait until you are at the hotel, there is a barcode on the machine that you can scan to download the app to your smartphone.

If you need assistance with the laundry machines, we'd be happy to help you.