

**Sea Watch 03 LLC**

2014 DUMONT ROAD TIMONIUM, MARYLAND 21093

P: 443-519-4140 F: 206-888-6881

**Ocean City Maryland SeaWatch 1303 RENTAL LEASE**

**Landlords:** Sea Watch 03, LLC

**Rental Property Address:** SeaWatch Condominium, Unit 1303  
115th Coastal Highway  
Ocean City, MD 21842

**Tenants' Name & Address & Phone:**

\_\_\_\_\_  
Last Name                      First Name                      Middle Initial

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City                      State                      Zip Code

(    )                      (    )  
\_\_\_\_\_  
Phone Number                      Mobile Phone Number

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

**Landlord and Tenant Agree** to lease the above property per this contract from:

Arrival Date/Time: \_\_\_\_\_/ 4:00pm Departure Date/Time: \_\_\_\_\_/ 10:00am

for the BASE RENTAL Amount of:                      \$ \_\_\_\_\_  
plus 6% state taxes of:                      \$ \_\_\_\_\_  
plus 4.5% county taxes of:                      \$ \_\_\_\_\_  
plus Key/Tag Deposit:                      \$                      50.00  
plus Security Deposit:                      \$                      300.00  
plus Cleaning Fee:                      \$ \_\_\_\_\_  
with a Total Amount Due of:                      \$ \_\_\_\_\_

**All Checks** should be payable to Sea Watch 03 LLC. **PayPal** payments should be sent to [jokeefe@goconsulting.biz](mailto:jokeefe@goconsulting.biz) as "money to friends and family". A 30% non-refundable deposit is due at the signing of the lease by the Tenant. Payment of Full Balance is due at least four (4) weeks before occupancy. Not paying the following payments on time is a default of this lease:

- 30% Base Rental Amount (Rental Deposit, 30% of Rental fee only):  
\$ \_\_\_\_\_ due with signed lease
- Balance of Rent+Taxes+Deposits: \$ \_\_\_\_\_ due by \_\_\_/\_\_\_/20\_\_

**Utilities:** Heating, Air Conditioning, Water, Cable/Satellite TV and internet access are included in the rent.

**Notices:**

1. Tenant must bring bed linens, table linens, towels, paper products and soap.

2. Keys must be returned to the Landlords.
3. Pets are not permitted.
4. Smoking is not permitted.
5. Occupancy is limited to 8 persons.
6. A onetime Parking Fee is charged by the SeaWatch Management Memorial Day Weekend (May) through September 30, collected by the SeaWatch parking guards upon arrival. The fee amount is set by SeaWatch Management. For reference only, the fee for 2015 is \$40, but this is subject to change by SeaWatch Management.
7. Tenant must comply with the regulations of Sea Watch Management. These are provided upon parking registration at your arrival.

**Unit Amenities:** The Tenant accepts and the Landlord agrees that the property will be equipped with the following amenities:

Ocean Front Balcony, King Bed-1, Twin Bed-2, Queen Sofa Bed-2, Baths-2, Cable or Satellite Television, Refrigerator, Dishwasher, Toaster, Microwave, Stove/Oven, Coffee Maker, Silverware, Eat/Drink ware, Wireless Internet Access, Washer & Dryer (note that the Washer & Dryer are located in the laundry room next to the front door outside the unit).

**Defaults:** If there are any defaults in payment or in any covenants of this lease, the Landlord may, at his option, declare this lease null and void and said terms ended. The Landlord may then enter the premises and remove all persons there from or proceed by action for the recovery of the possession thereof.

**Use of Premises:** Tenant will not assign this lease or sublet the premises nor use the property for any other than residential purposes. Tenant warrants that there will be an adult in occupancy at all times. Tenant will allow access to the premises during reasonable hours by the Landlord, contractors, or prospective purchasers or tenants upon request. Any disorderly or noise complaints can be grounds for the Landlord declaring the lease null and void without any refund of rent.

**Damages and Condition of Property:** At the termination of this lease, the Tenant agrees to peaceably return this property to the Landlord in the same general and good inhabitable condition. Tenant agrees to be responsible for damages beyond normal wear and tear -- and the Tenant will report immediately to the Landlord any such pre-existing damage. In the event of a failure of a property component or appliance, the Tenant agrees to contact the Landlord as soon as possible. If the Landlord is unattainable and immediate assistance is required, Tenant may contact SeaWatch Management or the SeaWatch Security Office for help. The Landlord will make every reasonable effort to have it repaired timely. No rebate of rent will be granted for the failure of a component or appliance or for the inability to make timely repairs.

**Landlord Certifies** that the property complies with all applicable ordinances and codes of all appropriate governing bodies and that the property will be physically ready for Tenants' occupancy.

**Security Deposit:** Any Security Deposit will be held in escrow by the Landlord, who shall have the right to deduct the cost of repair or replacement of any damage to the premise or contents in excess of normal wear and tear from said deposit. All security deposits or their balances will be returned to the Tenant within thirty (30) days of check-out.

**Cancellation:** All cancellations must be in writing. For cancellations within

31 days of arrival, the forfeited deposit will equal one-half of the BASE RENTAL AMOUNT plus any applicable taxes. For cancellations prior to 30 days of arrival, the forfeited deposit will equal ten percent (10%) of the BASE RENTAL AMOUNT plus any applicable taxes if the property is re-rented for the full amount; if property is not re-rented for the full amount, the forfeited deposit will equal thirty percent (30%) of the BASE RENTAL AMOUNT plus any applicable taxes.

**Key/Tag Deposit:** Tenant agrees to return the keys/tags to the Landlord, either in person or by mail, immediately upon completion of the rental period. Landlord agrees to return the deposit to the Tenant within thirty (30) days of receipt of the keys/tags only if they have been returned in a timely manner.

**Additional Understandings:** All agreements between the Landlord and the Tenant must be in writing and signed by each party. The Tenant agrees to abide by the rules of any Condominium or Owner's Association. The Landlord agrees to provide the Tenant with the quiet enjoyment of the property with the Tenant agreeing to only use the property for this purpose. This lease shall be binding upon the heirs, administrators, and/or assigns of either party. The Landlord and Tenant agree that they understand and will abide by the terms of this lease and they warrant such by their signatures. This lease is legally binding when both parties have signed.

Tenant \_\_\_\_\_ Date \_\_/\_\_/20\_\_

Landlord \_\_\_\_\_ Date \_\_/\_\_/20\_\_  
Sea Watch 03, LLC: Jerry O'Keefe and Fran O'Keefe

**List of Expected Occupants and their respective ages.**

_____ Occupant 1	_____ Age	_____ Occupant 2	_____ Age
_____ Occupant 3	_____ Age	_____ Occupant 4	_____ Age
_____ Occupant 5	_____ Age	_____ Occupant 6	_____ Age
_____ Occupant 7	_____ Age	_____ Occupant 8	_____ Age

## Credit Card Information

**NOTE: Credit card charges are subject to a 5% surcharge.**

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Name as it appears on the card

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Billing Address

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Billing City

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Billing State

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Billing Zip Code

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( )

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Phone Number

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Credit Card Type

---

Credit Card Number

---

Expiration Date

---

Security Code (CVS)

---

Signature Authorizing Charges

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Date Signed