

Call us at 410-828-7014 for confirmation, total, and write in amount; Reservations may be mailed, or e-mailed to gjmecs@verizon.net; 50% of the total amount is due within 10 days of your confirmed reservation; The remaining 50% is due 30 days before your vacation; If the reservation is placed within 30 days before your vacation, the full amount is requested; **PLEASE READ, ACCEPT, AND SIGN PAGE 2 OF THIS VACATION RENTAL AGREEMENT . . .**

Owner/Landlord: Gregg J. Macdonald

Mailing Address:

Gregg J. Macdonald
 418 Donegal Drive
 Towson, MD 21286
 www.1102theplaza.com
 E:mail: GJMECS@VERIZON.NET

Vacation Residence: 1102 The Plaza
 Vacation Residence Phone: 410-723-5751

Occupancy: 8-10

Arrival Date: _____ (Enter date you wish to arrive, must be Saturday during season)

Departure Date: _____ (Enter date you wish to depart, must be Saturday during season)

Lease Date: _____ (Enter today's date)

Tenant: _____ (Enter your name)
 _____ (Enter your street address)
 _____ (Enter your city state and zipcode)

Guest Phone: _____ (Enter your home telephone number and/or cell phone)

Guest E-Mail: _____ (Enter your e-mail address)

CHECK-IN TIME: Between 3:00 pm and 5:00 pm (During season)

CHECK-OUT TIME: Before 10:00 am (During season)

Keys must be returned to Gregg J. Macdonald immediately after check-out (via mail).

ABOUT THE UNIT:

Master - (1) Queen size bed
 2nd Bedroom - (2) Full size beds
 Den - (1) Queen Sleeper Pullout Sofa
 Living room - (1) Queen Sleeper Pullout Sofa
 Additional Features -
 (2) Bicycles
 (1) Set men's golf clubs
 (1) Computer with AOL Internet Access
 (3) Satellite Direct TV, (1) DVD, (2) VHS
 60-CD Changer Stereo
 No Smoking
 No Pets
 Saturday to Saturday (check in/out during summer season)

RATES AND CHARGES

Rent:	\$ included
State and Local Taxes: (9%)	\$ included
Administrative Fee:	\$ included
Cleaning Fee:	\$ included
Total Cost:	\$ included
Security Deposit: (\$300, Refunded after stay & return of keys)	\$ 300.00
Total Cost (Including Security Deposit):	\$ _____ (Write in amount)

VACATION RENTAL AGREEMENT, PAGE 2

ADVANCE RESERVATIONS: The advance rent payment and copy of the signed vacation rental agreement are due within 10 days of the date on this vacation rental agreement. Full payment is required 30 days prior to check in. Payments made more than 30 days before check-in may be paid by personal check. Only cashier's checks, certified funds, or money orders will be accepted within 30 days of check-in.

LAST MINUTE RESERVATIONS: For all reservations made within 30 days of check-in, full payment is required 7 days and must be cashier's checks, certified funds or money orders. Personal checks cannot be accepted for last minute reservations as there is insufficient time for clearing.

SECURITY DEPOSITS: We return the security deposit to you as soon as you return the keys to us (within normal mail time). Since 2001, we have not held any portion of a security deposit.

THIS IS A VACATION RENTAL AGREEMENT UNDER THE MARYLAND VACATION RENTAL ACT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

This agreement shall be binding when owner has received a copy of the signed vacation rental agreement and the amount due as advance rent and all checks have cleared the bank. Tenant acknowledges that they may not have possession of the premises until full rental amount set forth herein has been received and they have been checked-in and issued keys by GREGG J. MACDONALD. In witness whereof, this agreement is executed in two counterparts, with an executed counterpart being retained by each party hereto. Tenant certifies that he/she has read and agrees to abide by the terms of both pages of this Vacation Rental Agreement.

Gregg J. Macdonald

Print Name _____

Owner: Gregg J Macdonald Date: 04/01/2008 Tenant: _____ Date: _____

CANCELLATIONS: Cancellations will be charged 16% of the gross rent if the unit is re-rented for the full amount. If unit is not re-rented for the full amount, the full rental deposit is forfeited. All cancellations must be in writing. Your reservation will be in effect upon receipt of your deposit and the cancellation policy will apply.

THIS IS PAGE 2 OF YOUR VACATION RENTAL AGREEMENT. ALL PROVISIONS ON THE OTHER PAGES APPLY AND ARE A PART OF THE AGREEMENT.

VACATION RENTAL AGREEMENT, PAGE 3

1. **NO REFUNDS:** Although owner makes every effort to promptly remedy all problems, no refunds will be made for maintenance problems, malfunction of appliances, air conditioning, hot tubs, or other equipment disruption of utility or cable services, early departures, water quality, or dissatisfaction with the rental property or its location. Replacement equipment is not guaranteed. There are no refunds for inclement weather, noise or loss of view due to construction, hurricanes, acts of nature, or mandatory evacuations. In the event of any dissatisfaction, owner offers one out of season weekend free at the discretion of the owner.
2. No fraternities, sororities, school, or civic groups, chaperoned (or not), are permitted without prior disclosure. Non-family groups (without prior disclosure) will be evicted without refund. An additional security deposit may be requested. Over-occupancy and misrepresentation of family groups is cause for expedited eviction, in accordance with the Vacation Rental Act. See vacation rental agreement for more details. The leaseholder must be at least 18 years of age to sign this vacation rental agreement. **Violation is grounds for expedited eviction without refund.**
3. **Maximum occupancy must be strictly adhered to.** Overcrowding is grounds for expedited eviction without refund. This unit is limited to 8-10 persons (approximately two occupants per bedroom). Occupancy count must include children. The den with sleeper-sofa and living room with sleeper-sofa are counted. The second bedroom has two full beds.
4. **No pets are permitted in the unit.**
5. There is a \$25.00 handling fee for all returned checks.
6. Unit is equipped and furnished to our taste and arranged for normal housekeeping. Mattress pads, pillows, and bedspreads are provided. **Tenant must furnish paper products, food items, and linens.**
7. Tenant covenants and promises to surrender the property in as good or the same condition as of commencement of the rental period, reasonable wear and tear excepted, and to reimburse owner any amount including reasonable attorney's fees for all damages occurring during Tenant's occupancy. Any damages to the property during occupancy are the tenant's responsibility and must be reported **immediately**. Please do not rearrange furniture. In accordance with the MD Vacation Rental Act, tenant is to maintain the dwelling in a clean and safe manner.
8. Owner or other representative of the owner shall have the right to inspect and make repairs to the property, its fixtures, appliances, furnishings and facilities during Tenant's occupancy. Please call 410-828-7014 or 443-253-6134 to report any malfunctions or inoperable appliances.
9. Telephone service includes local service only. Long distance service is not subscribed. Guest AOL internet access is provided. Grilling is not permitted.
11. Tenant acknowledges that all persons occupying the Property will abide by any rules and regulations as published by an owners association, Condominium association, or subdivision regulations that may control use of commonly owned property.

THIS IS PAGE 3 OF YOUR VACATION RENTAL AGREEMENT. ALL PROVISIONS ON THE OTHER PAGES APPLY AND ARE A PART OF THE AGREEMENT.

VACATION RENTAL AGREEMENT, PAGE 4

12. In the event owner is unable to make available the property described in this vacation rental agreement for any reason, Tenant hereby agrees that owner's liability as a result of this unavailability is to provide an instant and full refund of all monies paid under this Agreement and Tenant expressly acknowledges that in no event shall owner be held liable for any special or consequential damages which result from this unavailability. Tenant also agrees that in the case of a double booking, Tenant will be entitled to a full refund of all consideration previously tendered, unless relocated by owner. If owner is unable to relocate Tenant, Tenant agrees to pay any difference in rental amount. Every precaution is made so a double booking does not result.
13. Tenant agrees to release and indemnify the owner from and against all liability, should anyone be injured upon the premises during the term of the vacation rental agreement, resulting from any cause whatsoever, except in the case of a personal injury caused by negligent act of the owner.
14. Waiver of Liability-Pools and Hot Tubs: Tenant understands that there are special risks and dangers that may be involved with the use of the pools and/or hot tubs. In particular, but not limited to: children who are not carefully supervised; danger from prolonged use; danger from use by person with health risks, danger from use by pregnant women; and danger from use by person who is intoxicated or using drugs or medications. The Tenant agrees to explain the risks of using the pool and/or hot tub to any guest and to be fully and solely responsible for any accidents his guests may incur. Tenant agrees to hold owner(s) harmless from any such accidents. Tenant understands and agrees that he is responsible and liable and will pay owner upon request for any damages that occur to any part of the pool and/or hot tub through Tenant or Tenant's guests misuse and/or negligence.
15. Security Deposits are collected for actual damages to the property. Security deposits are collected and disbursed in accordance with the MD Vacation Rental Act which provides for return up to 45 days after departure. Our policy is to return the security deposit to you as soon as you return the keys to us (normal mail time). Since 2001, we have not held any portion of a security deposit.
16. If Tenant or any member of his party violates any of the terms of this agreement, the owner may terminate this vacation rental agreement with no refund of the unused portion of the rents, and may enter and remove Tenant, the members of his party and their belongings in accordance with the MD Vacation Rental Act. Expedited Eviction Proceedings are governed by the MD Vacation Rental Act for: holdover tenancy, and breach of the vacation rental agreement, non-payment of rent and for possession of the property by fraud or misrepresentation by the Tenant.
17. ERRORS IN PRINTING: Although every precaution is taken by the owner, errors in price and description can occur in printing. Rates, fees, deposits, and taxes are subject to change.

THIS IS PAGE 4 OF YOUR VACATION RENTAL AGREEMENT. ALL PROVISIONS ON THE OTHER PAGES APPLY AND ARE A PART OF THE AGREEMENT.

April 1, 2008

Guest of the Macdonald Family

Dear Guest of the Macdonald Family,

TAKE THIS PAGE WITH YOU WHEN YOU GO!

After we receive the full rental amount we will send four keys and a red "pool tag" to you (approximately one week before your vacation). Two keys are for the front door of the unit. The third key is for the security door between the parking garage and the building. The fourth is for the two bicycles. (Need more keys? Let us know . . .) The bicycles are located in the bike rack on the first level of the parking garage. The same one key operates both locks. Both are Red 18-speed RoadMasters. They are new for 2008 so they should be easy to identify . . . The user name for the AOL account is The1102Plaza. We will verbally tell you the password . . . The pool tag is a simple wrist strap with a tag (red in color) that reads "Plaza Guest". There is 24 hour security and the guards often ask to see the tags when using either of the pools. . .

PLEASE ALSO NOTE THE FOLLOWING:

- 1) Sign in as MACDONALD GUESTS (with guard at desk).**
- 2) Parking # 120 for first car (lower level of garage). Ask the guard for a permit to display in the window. The building association occasionally changes the manner in which it issues permits, so you may or may not be directed to go to the condominium association office located in the rear of the lobby (open 7 days per week approximately 9am -5pm) -- Ask for Dawn, and then ask for a parking permit . . .**
- 3) For a second car see the guard at front desk for a permit, and/or Dawn in the same association office . . .**
- 4) Carts are available in the back of the lobby or outside the rear of the lobby.**
- 5) On check-out day, please return keys and pool tag in self-stamped addressed envelope.**
- 6) Please remember to turn off air conditioning, lights, stereo, and computer, return golf clubs, beach umbrellas, and beach chairs to front den closet, return bicycles to bike area and lock, close and lock windows, lock door . . .**

If you have any questions or concerns, please feel free to call us at 410-828-7014 (home) or 443-253-6134 (Gregg's cell phone).

Enjoy!

☺ Terry and Gregg Macdonald ☺