

AGREEMENT/CONTRACT FOR 2019

BLUE TURTLE APARTMENTS
57TH Street "Ocean-side" OCEAN CITY MD.
(SATURDAY TO SATURDAY weekly Apartment Rentals)

Please "circle" the appropriate Unit # that was discussed (looking from the front)

Apartment #3 top left

Apartment #4 top right

Apartment #1 bottom Left

Apartment #2 bottom right,

Write in Arrival date here: SATURDAY _____(Check-in is anytime after 4:00PM)

Write in Departure date here: SATURDAY _____ (Check-out is 10:00AM)

\$ _____ Write in amount for rental charge for your week. (Located on "Rates" page)

\$ _____ Write in the 10.5% combined Sales and Room taxes on the rental charge.

\$ _____75.00_____ Inspection, cleaning, and disinfection, fee. This fee does NOT mean your group gets out of clean up!
To see what cleaning is required, scroll way down to "INSIDE CLEANING REQUIREMENTS"

\$ _____\$500.00_____ Refundable Security/Clean-up Deposit

\$ _____ Add up the above rent, tax, cleaning fee, and refundable security deposit to get the "TOTAL DUE"

\$ _____ 50% of the above TOTAL DUE following your commitment to rent the unit, for deposit via post office express
Mail, UPS, or FED EX overnight delivery. (We rent on a first receipt of deposit basis)

\$ _____ Balance of the 50% TOTAL DUE is due no later than 60 days prior to the move in date. If your final payment
is not received by this date, please note you will lose your deposit and it will be re-rented ASAP for the
difference. Please write the rent and taxes dead-line due date here so it is clear that you understand the
final payment deadline:

Month _____ Day _____, 2019.

50% DEPOSIT POLICIES:

The holding/security deposit acts as BOTH your good-faith Holding deposit, as well as your clean-up damage security
deposit. The holding/security deposit is necessary up front to hold an apartment for group along with 2 signed
Contracts, and a self-addressed envelope with 3 regular stamps. The self-addressed envelope is so we can send a signed
copy back to you after we check it over and sign your copy.

The Renters 50% deposit for the apartment is absolutely non-refundable if your group backs out at a later time, no matter what the circumstances. If the group honors the clean-up list, located below on this contract, as well as no damage, then the Holding/Security deposit will be mailed back no later than the 30th of the following month.

The Group Leader/Spokesperson does not have to be 18 years old. However, if he or she is not 18, then his or her parent, or any parent of a group member, has to sign below as the adult responsible for the group. If the Leader of the group I sign as the responsible person for the group, then he or she must be 18 at the time of signing this Agreement. If the spokes person/Group leader is not 18, someone else who IS eighteen in the group may sign, but that does NOT mean they are the new group leader. The group spokes person/leader will be the person I did the reservation with on the phone.

After paying the INITIAL 50% TOTAL DUE INSTALLMENT, if the final 50% is not received before 60 days prior to move-in date, then the beach week group forfeits the 50% initial payment and will not be entitled possession of the apartment. Only checks, money orders, and cashier's checks, are accepted for payment. There is a \$50. Bounced check fee. If we receive a bounced check, we may or may not offer your group one last chance to overnight a cashier's check to us. But if we do offer that option, and your high school beach week group fails to get us a cashier's check within 48 hours, then consider the rental lost, as we will immediately sell it to any other interested groups. To cover our end with any cancellations or 2nd payment failing to arrive by the deadline, we keep the 1st installment of 50%, and subtract that amount for the rentals original price, and then put it back up for rent for anywhere between the "Difference" of what's owed for the weeks rent. Sort of like when a bank sells a foreclosed house, and only wants the remainder of money that is owed.

RENTERS ARE NOT TO CHECK-IN TO THE APARTMENT PRIOR TO 4:00 PM

Too many renters try moving into the Apartments before 4:00pm. If a group enters the Apartment and starts unloading before it is cleaned, and then leaves, the cleaners will arrive and throw away everything thinking it's the last group's stuff that was left. So if you are there before 3pm, conform with the cleaners whether your particular apt is done yet, or not. If "not", find something to do and come back at 4pm. Do not enter prematurely. Wait till cleaners are finished! One idea for the "moving-in" Group, would be to leave your locked car(s) for a few and walk up to the beach for a little beach walk to shake off the long drive. If it is a little before the 4:00 pm move in time, and it is observed that the cleaners are there with all the Apartments doors open, then a Group member should simply ask the cleaners about the particular unit that is being waited on. If the cleaners say that particular unit is done, then the Group may move right in. Ninety percent of the time, units will be done by 4pm. For the record, even though check-in is 4:00, cleaning sometimes occurs as late as 6:00pm. If a Renters Groups unit has not been cleaned by 4:00, please contact Jim Hofman (the Owners cell) at 410-422-4780, so that he may remedy the situation.

EACH APARTMENT INCLUDES:

- **Furnished living room.**
- **One full bathroom with shower and tub.**
- **Full kitchen with some appliances for the stove.**
Plates, glasses, silverware, some cooking ware, microwave, etc.
- **Central AC/heat pump.**
- **Electric.**
- **Cable TV.**
- **Private front porch with 6-foot long bench on each.**
- **Plenty of parking in front, or large back areas. No car limits!**
- **Ocean view from upper Apartments #3 and #4.**
- **Vacuum.**
- **Saturday cleaning service between departures and arrivals.**
- **Fully Insured.**
- **"At-hand" and "on-call" 24/7 for any needs to be met by the students as well as the parents.**

BEDDING:

Each apartment has 2 bedrooms. Every apartment has the same exact layout as follows: One bedroom has a full bed for one person, and a TWIN bunk set for 2 more persons. The 2nd bedroom has a full bed for one person and, and a twin bed for one person. 5 beds total for 5 people max. Each group must bring your own pillows, linens, and blankets (or comforters) If you let in a fifth person to crash there, a person without his specific colored wrist-band for that week, the unapproved guest(s) will be asked to leave immediately. Then the group will be fined \$50 person, and given a final warning about how if you break the no-guest policy rule a second time, the group will be evicted on the spot with no refund.

WHAT TO BRING:

- All linens, pillows, blankets, and or bed spreads
 - Beach towels, beach chairs, boogie boards, and sun block & UVA sun glasses
 - Huge beach sheets as base to lay towels on
 - Bathroom amenities, include towels and wash cloths, soap and shampoo, toilet paper
Some warm cloths -- Nights can get chilly in May and June
 - FOOD AND DRINKS -- plastic wrap and aluminum foil
 - To avoid having to do dishes; many people bring a load of disposable paper plates, plastic cups, plastic utensils, and paper towels
 - Small boom box with favorite CD`s, or iPod music player with all your favorite party songs.
 - Cell phone and its charger
 - Camera
 - Money
 - Huge trash bags for a 32-gallon trash can
- There are no screen doors so sometimes flies do get in. It's the beach. If you want, bring one of those little 3 packs of "stick fly trap" things that hang from the ceilings which can help.

CLEANING REQUIREMENTS, POLICIES, AND YOUR SECURITY DEPOSIT. THIS IS CRUTIAL TO KNOW! . TO KEEP SECURIY DEPOSIT FROM BEING PARTIALLY OR FULLY FORFITTED, THE RENTERS ARE TO BE AWARE OF OUR POLICIES AND "MUST DO LIST" FOR FRIDAY NIGHT AND SATURDAY MORNING BEFORE VACATING:

By leaving vomit or vomit stains/stick, urine stains/stink or anything else immensely undesirable, such as a skunky beer-soaked carpet, the full security deposit will be deducted in full! If vomiting, mass beer spillage, or drunken urination occurs on our carpet, couch cushions, or a mattress, it is the tenant's responsibility to clean it up as much as possible and then in addition, to call Century One Steam Cleaners @ 410-723-2300 to spray cleaning agents, wash and suck out the grim and smell. They charge \$70 per visit. Maybe less for a small area only. This is a lot cheaper than losing all your security deposit. My personal apartment cleaners arrive 10am sharp each Saturday. They will inspect the couch cushion and wood under the cushions, the carpets, and the mattresses. If the smell of vomit, urine is present after you leave, do not expect the security deposit back because the new arrivals will have to be subjected to what you left. It's an embarrassing hassle to deal with a stinky mess in front of a group that just got there and are not even responsible. Why deduct all you ask? Two reasons: 1) It's the principle. 2) Because as I said, we need the tenants to realized its way cheaper to call in a steam cleaner at \$70, then to loose an entire huge security deposit. You are adults now. This is a contract. It's time to be accountable for your actions. Sometimes the spilling of fluid, beer, water, any liquid on our carpets is so gushy with excessive wet moisture, that is forces us to not just call in a typical steam cleaner to suck it up, but forces us to call in Century`s Emergency De-Flooding Department to come in and move all furniture out of apartment, have top carpet removed, pull up and discard soaked under-pad, reinstall top carpet, and then put furniture back! This process may not be able to take place for 24-28 hours for the record and so the new group has to endure this situation. So, bearing in mind this long drawn out procedure, we encourage renters to avoid spillage, and if it happens, call a carpet cleaner to suck-up/ steam clean/suck up the carpets excess wetness to be free of smell.

INSIDE CLEAN-UP REQUIRED:

All dishes, cups, silverware, pots and pans are to be washed, dried, and put away. This includes washing out the coffee pot. Vacuum the floors & sweep the front porch. Pick-up and collect every single piece of trash, can, bottle, wrapper, unclaimed clothing, and other miscellaneous bits and pieces on floor around beds sides, under the beds, on counters, on dressers etc. Do not take any of the Apartments closet hangers. Check under beds and all draws etc for items left behind, and any loose trash. Bring it all to the two huge black trash cans on the side of the building. If one can is full, use the 2nd can. If there is a bag of trash already sitting there beside the can, please throw it in. The trash truck guy does not get out of his truck for bags on the side. If the cleaner's text me a photo(s) of a bunch of beer cans on a table and scattered around the apartment, full security deposit will be lost just for showing raw blatant disregard to clean up the simplest of things to clean. Does your group want to lose a HUGE security deposit for something that was 10 minutes of work? The point is, leaving visable trash at all, is absolutely forbidden. Trash is easy to see. Throw it all away. My hired cleaners are paid to only inspect for damage and messes inside, to take cell phone photos, to spray and wipe the kitchen's refrigerator down, the stove, the microwave, the counter, the sinks, to wash and disinfect the bathroom in its entirety, to mop the bathroom and kitchen floors, to check key count, and finally then to inspect that the outside property was left picked up. That takes them 45 minutes per apartment. They call me with the cell phone snap shots and reports at around 2pm for each of the 4 apartments. This is a tight routine that has played well for 18 years. Having said all this, the fact is 90% of The Blue Turtle Renters clean up nice and get security deposit back, but some don't to our amazement. When this occurs, we just think how nice it must be to be able to afford blowing your security deposit.

OUTSIDE CLEAN-UP REQUIRED:

It's as important as the inside clean up. Clean out the butts and trash from the heavy urn located on the front porch. Cans Bottles, un-claimed wet dirty towels trash, cigarette butts, wrappers, cups, stuffed animal stuffing, toilet paper, anything other than the concrete or grass on the ground all must be picked up and swept up around the property. All group leaders need to mention to all its members that keeping outside tidy of trash is everyone's responsibility. It's impossible for me to know who cleans up and who doesn't outside, so my wife and I decided to leave it up to all 4 apartments to be self-motivated with this daily task. At 10am Saturday move-out deadline, when the cleaners get there, they will inspect the property. If they say, "Yes it's trashy", my wife and I will simply impose \$100 deduction to each apartment's security deposit. This is for the fact that I will have to come over and clean up butts, bottles and trash. Yep that's \$400 in my pocket for 20-30 minutes of work. It's the principle and the high deduction is implemented hoping different people want their deposit back enough to clean up outside as well.

FRONT PORCH MANDATORY QUIET TIME STARTS AT DARK:

Front porch quiet hours for YOUR ENTIRE group are 8:00pm-9:00am DAILY. No smoking is allowed inside so there are always going to be persons on the porch because of this. But never-the-less, nothing above talking volume at anytime day or night outside as pretty much all the other neighbors are families with grand patents and young kids. These families do not want the young ones listening to loud foul language and so forth. Keep the wild and crazy behavior inside BEHIND CLOSED DOORS.

CLEANERS TIME FRAME ALLOCATED AND HOW IT AFFECTS SECURITY DEPOSIT:

The estimated cleaning time for 2 cleaners is 45 minutes. If additional cleaning time is required over 45 minutes, there is something wrong there. If over 60 full minutes of cleaning is required, then that means your group left too many different types of messes and you lose your security deposit. There has to be a line here. The law here in this contract is you must all really clean up well, and you will get all your deposit back like 90% of our kids. But if it's ANYTHING less than very well, no security deposit back. It's an all or nothing thing as for not cleaning. Damage is different. Accidents happen such as a football through a window, a table did not hold, bed breaks etc. These things are a minor labor and parts charge for the window. Normal wear and tear is no charge such as Knicks, dents, scratches, stains.

PEST CONTROL POLICIES & DISCLOSURES. Recently, there has been a significant amount of media attention about pests and bed bugs. Our entire 4-plex is routinely and professionally treated for pest control by both me (Jim Hofman the owner), as well as a professional pest control exterminator who manages treatments. As for the week to week rentals in the summer, he is "on-call" if any issue is discovered. We take it very seriously to keep our apartments a pest free zone as much as humanely possible. We treat every spring and every fall, no matter if there was any pest discovery or not. But even with regular treating, sometimes a tenant will see a pest/bed bug. If that happens, we would then treat even more. We are successful at maintaining a pest-free place but that does not mean another guest does not bring a pest onto the property. This is the case anywhere and there is nothing anyone can do about it. In 18 years of owning and operating our 4-plex, we have learned that if any type of pest appears, it's imperative to re-treat as soon as possible to nip anything "new" in the bud. We never know when or what tenant will bring luggage in with a cock roach or bed bug in it and then suddenly there is a problem to fix. Obviously if someone noticed any pest, we would hone in on that apartment immediately. Our pest control used for long term continual treatment is a safe all-natural no smell white powder product called Diatomaceous Earth Product. This product is safe so much to the point that it's even mixed with water and drank for health benefits! That's how safe it is to humans. This natural pest control powder kills all bugs by attaching itself to the outer shell of the bug where it dehydrates and kills it in as fast as 20 minutes when it's walked over. What's great about the powder is there are no known resistant strains of bugs to this treatment. Another great feature is unlike other powders it will continue to kill most pests indefinitely unless it becomes wet. It's placed on all mattress's seams, the bunk bed frames cracks and grooves, and around the entire floor bases, and couches wood frames cracks and grooves, and also around the entire floor bases. So, all tenants are to be forgiving of the white powder if seen in wood cracks and on mattresses seams. As long as the white powder is there, treatment is there. It's an imperative and a necessity for such a high-volume week to week rental. All mattresses are to be covered with your own fitted sheets obviously to separate you from the powder in the mattress seams. LEGAL NOTICE: We do not accept responsibility for bed bugs/pests as we have no control to when or who may bring them into our apartments. All that we CAN do, is kill and remove them next to immediately if and when a person sees anything. THERE ARE NO REFUNDS or rebates applied because of any 'discovered' pest issue. If a pest-issues arrives, yes we understand it's a temporary inconvenience for everyone involved. Pests are a nuisance that pops up from time to time at any rental with high turn-over. NO renter gets the option to just leave with a refund if someone noticed a pest/bed bug or bed bug bites. You only get the option to have us come in a fix the problem while you are out to dinner, or on the beach or somewhere.

SERIOUS DAMAGES COMPARED TO NORMAL WEAR AND TEAR BREAKDOWN & SECURITY DEPOSIT STUFF:

The only real damage that we charge for is usually such things that have to be replaced that day, such as the frame of a door semi-broken from the wall, a window broken, blatant stabs to something with a knife, a toilet bowl lid broken, a flat screen TV screen smashed or missing, a missing vacuum, A stained hand carved fish broken or missing from the wall, ugly gashes in the vinyl flooring beyond little knicks, a missing Xfinity Box, wireless or modem box, or a strong medal kitchen chair's leg bent. They are super heavy and hard to bend. When I see one bent, I know a kid smashed it to the floor or something. If damage repairs and/or replacement is necessary by us, your will be billed at an hourly rate of \$100 hour plus materials. This includes travel time, at the store time as well. It will be deducted from your security deposit. We document all deductions on our rental reservation master page that each group has, and we keep it on file forever. We do not send an explanation of any of it. Why should we be that considerate after a group was so inconsiderate? If a group did not get back the security deposit, the group leader is welcome to e-mail us and we will e-mail back the write up of what happened via notes and photos. Any other secondary members (non-group leaders) wondering where the security deposit is, are to contact the group leader for the e-mail with breakdown of problems and photos. No phone calls 3-4 months later asking about a security deposit after it's details are forgotten. We will document if and when that e-mail/photos were sent. After that, no more communication on the matter except in court locally as per contract stated below. We don't appreciate call from group member who did not clean, asking what's up with the security deposit! That blows our minds. If there is a problem with all this, do not rent from us. If the Apartment is left in a clean satisfactory condition no damage other than normal "wear and Tear", and if the group is not late vacating the premise by 10:00 am, then the full security will be mailed back no later than the 30th of the following month.

1. PREMISE- Owner of the above cited property, in consideration of the payments provided herein, does hereby grant a non- exclusive, revocable Weekly Lodging Agreement to Guest for he above period, subject to all the terms and conditions stated on this entire web site. The Property must be occupied by the "Leader" of the Group.\
2. GUESTS ARE NOT ALLOWED TO KEEP ANY TYPE OF LIVING ANIMAL ON THE PREMISE. ANY VIOLATION OF THIS COVENANT IS GROUNDS FOR IMMEDIATE EVICTION WITHOUT REFUND.
3. NO SMOKING INSIDE UNITS. CIGARETTE URNS WITH SAND ARE LOCATED ON EACH FRONT PORCH BY A BENCH. \$200 FINE IS ITS DISCOVERED INSIDE.
4. DAMAGE to carpet or vynal floor by an iron will be deducted from security. This can be an expensive problem to please leave irons home!
The renters--herein also referred as "Guest", covenants and promises to surrender the Property in as good or the same condition as the commencement of occupancy, reasonable wear and tear expected. Guests are financially responsible for any damage to the property made by himself, his family, or his guests. The owner has the right to inspect and have repairs be made to the property during the lodging period and will inspect the property at the conclusion of this agreement.

In the event that the said property is made uninhabitable by reason of fire or other unavoidable accident, the agreement hereunder shall be terminated, and Guest shall be entitled to a pro-rata refund from the owner. Toilets shall not be used for any purpose other than that for which they were constructed, and no sweepings, sanitary pads, diapers, rubbish, rags, or garbage shall be placed therein. Any stoppage of the sewer lines through the neglect of the Guest shall be repaired at the expense of the Guest, and the Guest will reimburse Owner for any damage caused by escape or overflow of water resulting from any cause. Property is inspected after each departure.

5. CANCELLATION POLICY/RULES/RESTRICTIONS/ OWNER STATEMENTS--Guest shall not be entitled to any refund from the time the holding deposit/security is received by Owner. Once a unit is reserved, the Renter must understand that all the other opportunities that the Owner would have had, would be lost. If a unit was held with a security/holding deposit, and then the Renter backed out later, the Renter would forfeit the security/holding deposit to the Owner. Owner, upon being notified by guest of any malfunction, will by every reasonable effort to have such malfunction corrected promptly. This is a privately-owned building. The Owner does not have other places to put Renters into if the Unit is not to the Renters liking. Therefore, there is absolutely no cancellation policy unless the Owner has another renter willing to commit to the same unit for the same price on the same date. No refunds will be given for inclement weather, including hurricanes.
6. Owner or Agent may terminate this Agreement and evict and eject Guest at any time if, at the sole discretion of Owner and/or Agent, Guest becomes objectionable, violates any of the terms of this agreement, or violates any of the rules and regulations of the building in which the Property is located. In such an event, Guest agrees to immediately vacate the property without refund; and, neither Owner nor Agent shall be liable for any damages, including, without limitations, incidental and consequential damages.
7. No relation of Landlord/Tenant shall exist or be deemed to exist by virtue of this agreement or Guest's occupancy of the property hereunder.
8. The validity and construction of this agreement and all questions arising hereunder or relating to the performance hereof shall be determined and governed by the laws of the state of Maryland. The parties hereto agree that any action brought by any party arising out of this agreement, or to enforce this Agreement shall be brought in Worcester County, Maryland. The parties hereto each specifically waive any venue, except as set forth above.
9. If for any reason whatsoever, Guest is denied access to subject property, and is thus unable to take possession thereof by the time prescribed, Owner and Agents liability shall be limited to the return to Guest of all monies paid on account. Guest hereby agrees to hold and save harmless Owner or Agent from damages or injuries to person or property by reason of any cause whatsoever either in or about the property or elsewhere.
10. Each Apartments rate may differ depending on supply and demand or circumstances.
11. Guest acknowledges that he has personally inspected the property and accepts it as an "as is" condition or, if he had not inspected the premises, he waives the right to any refund if the apartment is not to his or her liking in anyway. Keep in mind that 65% OF ALL OUR RENTALS ARE REPEAT RENTERS. That says something!
12. At any time prior to the taking of the occupancy by the tenant, both the landlord and the tenant agree that for any reason whatsoever and at its sole option, without liability to either landlord or tenant, Landlord (Owner) may void this agreement by returning the executed copies of the agreement of the tenant to be, and the tenant would get a refund of the rental deposit.
13. If any apartment appliance breaks or is malfunctioning, the Owner or Agent will try to get it fixed or replace it in a new item within a reasonable time.
15. Owner or his Agent reserves the right to cancel this Agreement at any time prior to Guest taking occupancy of the Property. In the event this should occur, Agent or Owner will refund all the monies received to Guest.
16. Guest's belongings left in the Property after the Property is vacated, may be disposed of by the cleaners, and or the Owner without liability. Owner and Agent are not responsible for theft.
17. No representation, agreement, undertaking or promises, whether oral, implied or inferred have been made by either the Owner or Owner's Agent unless expressly stated herein.
18. No KEGS or "open door" parties. Immediate eviction and no refund.
19. NO CANDLES OR BURNING OF INCENSE INSIDE THE APARTMENTS.
20. NO TAPE, TACKS, NAILS, WHATSOEVER ON THE WALLS.
21. NO barbeques on front porch or back entrance fire exit stair porch. OK in back yard 25 ft. or more from Building.
22. If there is an iron burn in my carpet, you lose all your security and owe me the difference to have it replaced.
23. Re-entering the Apartment anytime for any reason what so ever after having cleared out, is not permitted. If something is left behind after the 10am check out, or whatever the reason, please call the Owner to take care of it.
24. Prices are subject to change.
25. Front porches are to be kept tidy, and free of trash, cans, bottles, etc.
26. Due to the Blue Turtle Apts.' neighbors complaining about our renters making too much noise on the apartment's front porches after 10pm, we must ask that there is no noise at all, at any given time after 10pm on the front porches. To be successful with this, we ask that after 10pm each night, that you please keep the "group hang outs" off the front porches and bring them inside with the doors closed as much as possible.
27. NO MUSIC SPEAKERS BIGGER THEN 4 INCHES WIDE. IF I HEAR AND SUSPECT A BIGGER SPEAKER, AND WALK IN AND DISCOVER ANYTHING BIGGER, YOU WILL BE IMMEDIATELY FINED \$200 FROM SEC DEP AND TOLD TO PUT IT BACK INTO YOUR CAR TRUNK FOR THE REMAINDER OF THE WEEK. IF IT'S DISCOVERED YOU BROUGHT IT BACK IN, EVICTION ON THE SPOT.
28. Guest acknowledges and agrees as follows: Ocean City has adopted a Noise Control Ordinance that makes it unlawful to cause or permit noise levels which exceed those established by the Department of Health and Mental Hygiene of the State of Maryland (COMAR 10.20.0 It shall be a violation of this agreement and grounds for immediate eviction if these noise levels are exceeded as a result of Guest's activity on the Property. Ocean City has other noise ordinances, which are civil and/ or criminal offenses if violated.
29. BLUE TURTLE APARTMENTS IS A "NO GUESTS" RENTAL (24/7). THE ONLY PEOPLE ALLOWED ON PROPERTY ARE THE PEOPLE ON THE CONTRACT WITH SPECIFIC COLORED "BLUE TURTLE APARTMENTS" WRIST BANDS ON. ONE PERSONS ON THE CONTRACT MUST GO TO PINOS PIZZA AT 81ST STREET ON SATURDAY BEFORE MOVING IN, TO PICK-UP THESE WRIST-BANDS. RANDOM VISITS WILL OCCURE ANY DAY, NIGHT, AND LATENIGHT BY ME MR HOFMAN, MY WIFE MRS. HOFMAN, MY SISTER MRS. ROCKIN, OR MY PINOS PIZZA MANAGER. ONE OF US WILL BE THERE "FEEL-OUT" TO LISTEN, AND VISUALLY SEE IF THERE IS EXCESSIVE NOISE AND OR POSSIBLE FEEL THAT OVER 5 PEOPLE AT ANY ONE PARTICULAR UNIT. IF SO, WE WILL KNOCK 1ST, THEN WE WILL IDENTIFY OURSELVES AND SAY WE NEED TO DO A WALK-THROUGH TO CONFIRM THERE IS NO MORE THAN 5 PEOPLE. WE WILL CHECK WRIST BANDS. IF THIS 5 PERSON MAX OCCUPANCY RULE IS BROKEN, THE FINE IS AN "ON-THE-SPOT" \$250 CASH FINE. IF YOU REFUSE TO PAY THE FINE, OR UNABLE TO PAY THE FINE, THE GROUP WILL BE ASKED TO VACATE THE PREMISE ON THE SPOT WITH NO REFUND. OCCUPANCY VIOLATION FINES DO NOT COME OUT OF SECURITY DEPOSIT. 2 ADDED PERSONS OVER THE 5 PERSON MAXIMUM, IS A \$500 FINE, ON THE SPOT, WITH SAME TERMS. AN EXCESSIVE 3 OR MORE PEOPLE OVER THE LIMIT OF 5 PERSONS, AND IT WILL BE AN AUTOMATIC IMMEDIATE EVICTION. THE ONLY TIME MORE THEN 5 PEOPLE CAN BE IN A CERTAIN UNIT IS WHEN IT'S ONLY OTHER PEOPLE FROM THE BLUE TURTLE'S OTHER 3 APARTMENT. BUT 10 IS THE FIRE-CODE MAX IN THIS CASE.
30. KEEP ALL DOORS CLOSED 24/7. KEEP AC ON ALWAYS.
31. IF A NEIGHBOR CALLS ME ABOUT YOU BEING NOISY, OR OTHER THINGS LIKE PISSING OFF THE BALCONY, LIGHTING OFF FIRE-WORKS, THROWING CANS OR BOTTLES OF PORCHES, FIGHTING, ALL THESE THINGS ARE MAJOR OFFENSES TO THIS RENTAL. IF I'M TOLD BY A NEIGHBOR THAT ANY OF THESE TYPES OF THINGS OCCURRED, YOUR GROUP IMMEDIATELY GETS APPOINTED A "2 PERSON MAX" RESTRICTION ON FRONT AND BACK PORCHES 24/7. IF THEY CALL A 2ND TIME, YOU WILL BE ASKED TO VACATE IMMEDIATELY.

NOTICE: This is a legally binding contract. If not completely understood, seek competent advice

Leader/Spokesperson's signature _____

Please Print Name _____

Age at time of signature _____ Date at time of signature _____

Group Leader/Spokesperson's Home Phone _____

Group leader`s Cell Phone # _____

Group Leaders E-Mail _____

Group Leaders License # _____

If Group leader/Spokesperson is not 18 at the time this contract is signed, a second person is the group THAT IS 18 has to sign here as liable party for the Group

SIGN _____ Print: _____

If no one is 18, that`s fine, but one of the group leader`s parent will have to sign then, as liable party for the group on this line:

Parent signature: _____ Print _____

(Note: the Group Leader's address below is where the security deposit will be mailed back to unless you note otherwise on the on the next few blank lines. At that point, it is the group leader's responsibility to disperse monies back to different group members.)

Leader/Spokesperson`s Full Address: _____

Parent`s Home Phone: _____
Fathers cell phone: _____

Mother`s cell Phone: _____

The Group Leader/Spokesperson will be the only person that the Owner of the Blue Turtle *Apartments will be speaking with. The Group Leader will be the middle-person between the Blue Turtle Owner and the group as a whole from beginning to end. It`s ok for the group leader the write the other members names and cells in.*

1) Group Leader:	Cell:
2)	
3)	
4)	
5)	

Blue Turtle Owner's
Signature: _____

Date: _____
The Owner's signature here signifies acceptance of the terms and prices on this agreement.

Blue Turtle Apartments are locally owned, rented, and maintained by Jim & Tracey Hofman.

SEND PAYMENT, TWO COPIES OF THIS TOTAL SIGNED CONTRACT, AND A SELF-ADDRESSED ENVELOPE TO:

***Jim & Tracey Hofman
#6 Brookton Lane
Berlin, MD 21811-1853***

Print this complete rental Contract/Agreement twice. Completely fill out both copies and mail it with the holding/security deposit check. Include a self-addressed envelope with 3 regular stamps, so we can send back a signed copy. We keep the second copy for our records.

**OWNERS DIRECT CELLS:
PLEASE STORE THESE CELL NUMBERS INTO YOUR CELL**

**Mr. Jim Hofman
Cell: 410-422-4780
(E-mail) JimHofman@mchsi.com**

**Mrs. Tracey Hofman`s
Cell 410-422-2626**

Home: 410-208-1317

Link to website is www.BlueTurtleApartments.com