



246 Rehoboth Avenue, Rehoboth Beach, DE 19971
302-227-3883
302-227-4659 (fax)
www.jacklingo.com

Rental Agent: JORDAN GEYER/
Reservation #: 78863
Contract Date: 03/13/2013

Amber Halaka
2107 ROBIN WAY CT.
VIENNA, VA 22182

Home: 7037983220
Work: 7036796238
Cell: 7037983220
E-Mail: amber_lea42@hotmail.com

Property: 118H PHILADELPHIA STREET, 118H
PHILADELPHIA STREET

Key Number: 48A

Arrival Date: Saturday, September 7, 2013

Check-In Time: 2:00 PM

Departure Date: Saturday, September 14, 2013

Check-Out Time: 10:00 AM

Occupancy Limit: 14

Bedrooms: 5 Full Baths: 5

3/4 Bath: 1/2 Bath: 2

Check in is at the main Jack Lingo Office, 246 Rehoboth Avenue, Rehoboth Beach, De.

Amenities: See attached listing sheet for amenities.

ALSO, PLEASE NOTE #21 ON REVERSE SIDE OF AGREEMENT FOR ITEMS THAT ARE OFFERED AS A COURTESY ONLY.

NO PETS PERMITTED UNLESS SPECIFIED AS "PET FRIENDLY" PROPERTY** SEE #16 & #27 ON PAGE 2, ESPECIALLY IF YOU HAVE ALLERGIES.

Lease Comments:

Service Name	Amount
Rent	\$2,850.00
Processing Fee	\$50.00
Damage Protection	\$50.00
Rehoboth Tax	\$85.50
Travel Insurance	\$185.25

Total Charges \$3,220.75

(Damage Protection and Process Fee are non-refundable)

PLEASE INITIAL HERE _____ IF THERE IS TRAVEL INSURANCE LISTED ABOVE AND YOU WISH
TO DECLINE(SEE ENCLOSED FLYER FOR DETAILS) Be Sure to Deduct Insurance Amount from Initial Deposit if declining.

Payment Schedule	Amount	Due on or Before
1	\$1,610.25	03/20/2013
2	\$1,610.50	08/08/2013

(CREDIT CARDS WILL NOT BE ACCEPTED FOR FINAL BALANCE, UNLESS BOOKED LESS THAN 30 DAYS BEFORE
CHECK IN)

ALL PAYMENTS ARE NON-REFUNDABLE-MAKE CHECKS PAYABLE TO JACK LINGO, INC. REALTOR

PLEASE READ THE REVERSE SIDE (PG.2), SIGN AND RETURN WITH YOUR PAYMENT

YOUR RESERVATION WILL BE CANCELLED IF DEPOSIT IS NOT RECEIVED BY: 03/20/2013

If you have rented by phone or on-line, please pay special attention to item #7 on reverse side (pg.2) of license agreement. Tenants to furnish linens, towels, blankets, soap, trash bags
and paper products. Bed sizes may be subject to change without notice.

CC# _____ Ex. Date _____ SecCode _____ (Visa, MasterCard, Discover, AMEX) Amount to Charge:\$ _____

Total Charges: \$3,220.75 Print Tenant Name: _____

TENANT SIGNATURE

(DATE)

JACK LINGO, REALTOR

(DATE)

My signature above acknowledges I have read and agree to the terms and conditions and all addenda attached.

LICENSE AGREEMENT -TERMS AND CONDITIONS-PAGE 2

This agreement constitutes a contract between the person(s) signing and Jack Lingo, Inc., REALTOR, as agent to rent the dwelling herein described. Personal checks will not be accepted unless received 30 days prior to check-in. We also accept cash, personal money orders, traveler's checks and certified checks. Mastercard, Visa, AMEX and/or Discover will be accepted for initial deposit only. Credit cards will NOT be accepted for any balance payments including deposits, fees, tax, etc., unless rental is less than (30 days from contract date)

1. Keys are not available until check-in time (2:00p.m.) NO PUBLIC GATHERINGS OR COMMERCIAL USE IS PERMITTED.

2. OWNERSHIP: Tenant(s) understand(s) that dwelling is privately owned and is being made available for rent for residential purposes only .

3. DAMAGES: Tenant agrees to be responsible for any damages to the dwelling grounds and furnishings, caused by the tenant's and/or their guest's negligence, which occurs during their tenancy. If and when a damage deposit has been collected, this damage deposit will be held by Landlord or agent and processed within 30 days after inspection minus any damages, above normal wear and tear. It is expressly understood when a non-refundable accidental damage protection fee is paid that it will cover any damages Jack Lingo, Inc. REALTOR deems accidental (must be reported during your stay) up to \$500.00. Any damages in excess of \$500.00 will be the responsibility of the tenant, including but not limited to extra cleaning charges, changing WIFI passwords, moving furniture, etc.

4. CLEANING: It is agreed that Agent or Landlord, their servants, or employees for the purpose of clean-up and repair, may enter the premises at 10:00 a.m. on the date this lease terminates and may remain on the premises until 6:30 p.m. on the date the next lease commences. Tenant agrees to surrender possession of the property hereby leased at the expiration of this lease, peaceably and without delay, in as good condition as it was at the commencement of the lease, except for reasonable wear and tear, act of God and/or other causes over which the Tenant has no control. All vehicles must be removed from the property by 10AM or they may be towed at Tenant's expense.

5. DEFAULT: If Tenant defaults for 24 hours in any of the scheduled payments or gives Agent a check, draft, or money order for any payment which is not immediately collectable, Landlord may, without suit, court order, or notice to Tenant re-enter and take possession of the premises. Upon re-entry under any of the above occurrences, Tenant shall forfeit as liquidated damages any payment made prior thereto. In addition to the liquidated damages provided above, Tenant shall be liable for such other damages as may be collectable by law. If tenant defaults on any scheduled payments prior to check in Jack Lingo, Inc. Realtor will cancel reservation and there will be no refund in any rental monies.

6. CANCELLATION AND SUBLET (RE-RENT): Rental deposits and payments are non-refundable. Tenant is required to give written authorization for re-rental. If Agent is able to re-rent the property for the Tenant, a 15% fee of the total rent amount will be deducted from received payments. The Landlord is to be paid all payments coming into the hands of the Agent before Tenant is to be paid under re-rental. If the Landlord cannot be paid in full with the money received from the re-rental, the Tenant will add such funds as required to make full payment to the Landlord. Tenant agrees that this Lease may not be assigned or the property sublet without the written consent of the Landlord. If such consent is obtained, Tenant may sublet through the Agent for which Tenant will pay a 15% commission for said subletting and cost of cleaning and 3% rental tax where applicable.

7. INSPECTION: Tenant acknowledges that he/she has personally inspected the property and accepts it in an "as is" condition, or, if he/she has not inspected the premises, and/or rented by phone or online, he/she waives the right to withhold rent for any alleged deficiency in the premises or to otherwise claim that the property or its location has been misrepresented to him/her either by Landlord or Agent. Both Tenant and Landlord agree that to the best of their knowledge and belief the premises comply with the statutes, rules and regulations of government authorities. Tenant agrees that the premises are in good, sound and reliable condition and that if he/she is not personally acquainted with the condition of the premises that he/she will immediately make an inspection thereof to determine any weakness that may result in injury to him/her, or his/her family or guests, and that he will indemnify Jack Lingo, Inc., REALTOR, Agents of Jack Lingo, Inc., REALTOR, and/or Landlord for any injuries, accidental or otherwise that may be incurred or suffered upon the premises for any cause whatsoever during the term of this contract.

8. LOSS: If during or prior to the term of this Lease, the Building is so damaged by fire or other casualty, without fault or negligence of the Tenant, that it is rendered wholly unfit for occupancy and cannot be repaired, then this Lease shall terminate as of the date of such damage, and the Tenant shall be fully refunded or pay the rent apportioned to the time of the damage. The Landlord then may re-enter the premises. The Tenant shall be responsible for insurance on his/her personal property.

9. BEACH REPLENISHMENT: Jack Lingo, Inc., REALTOR, Agent and/or Landlord will not be held responsible and no refunds will be given for any inconvenience or disturbances due to beach replenishment efforts initiated by state, federal or local authorities.

10. SIGNATURE: Notwithstanding any other assurance to the contrary, this Lease is not legally binding or effective unless signed by both parties and deposit for rent received by Agent. Thereafter, and at any time prior to the taking of occupancy by the Tenant, both the Landlord and Tenant agree that for any reason whatsoever and at its sole option without liability to either Landlord or Tenant, Jack Lingo, Inc., REALTOR, Agent may void this Lease by returning the executed copies of the Lease to Landlord and Tenant along with notice that the same has been voided by the Agent and upon the return of the rental deposit to the Tenant. Upon eviction from a property, tenant may forfeit damage deposit and will be responsible for any costs over and above to restore property to condition at check in with no refund in rent whatsoever. Further, if any illegal or objectionable activity is reported including, but not limited to, underage consumption of alcohol, it is expressly understood that the license agreement will be immediately terminated and tenants will be evicted with no refund in rent. If, in the Agents' sole discretion, the Tenant becomes objectionable as a Tenant, the Tenant agrees to remove himself/herself and his/her effects from the premises at the request of the Agent. If Tenant fails to vacate the premises upon Agent's request, then he/she agrees to be liable for all damages for the holding over in violations of this provision of the Lease without regard to the issue of whether or not Agent made the request for eviction for good cause. Owner agrees that Agent shall not be liable for damages caused by Tenant.

11. OCCUPANCY: It is agreed that the Leased premises are limited for occupancy and that occupancy in excess thereof shall constitute cause for termination of this Lease at the option of Landlord or his Agent.

12. AGENCY: It is mutually agreed that Jack Lingo, Inc., REALTOR, is acting as Agent only and has no liability to either party for the performance of any term or covenant of this Agreement and has no liability to the Tenant or to anyone else if for some unknown reason it should later be determined that the premises do not meet with requirements of government authorities. Tenant acknowledges that Jack Lingo, Inc., REALTOR is acting as agent for the Landlord and represents the Landlord's interest in this transaction.

13. TAX: Rental tax, where applicable, shall be paid by Tenant under this lease agreement.

14. PAYMENT SCHEDULE: 50% due upon reservation, balance due 30 days prior to check-in, unless specified otherwise (in season rentals are payable in full immediately). \$50.00 NSF fee. A convenience fee may be charged when credit card payment is only option.

15. TELEPHONE/CABLE/INTERNET: Tenant agrees NOT to charge Long Distance Calls to Owner's Phone or upgrade/alter cable or internet. Tenant will pay a \$20.00 service fee in addition to any long distance calls or cable charges billed to owner. Jack Lingo, Inc. - Realtor cannot guarantee cable/internet service if interrupted.

16. PETS: Pets are not permitted in our rental properties, unless it is specified as a "pet friendly" property. Breach of this will constitute grounds for immediate eviction. However, "pet friendly" is defined as a property where an owner will allow you to bring your pet. We cannot guarantee a pet has never been on the premises of any property at any time. Tenants must disclose any allergies.

17. The Tenant acknowledges that the property being leased is "transient lodging" because the lease is for less than one hundred and twenty (120) days. Therefore, this lease is not governed by the Delaware Landlord-Tenant Code.

18. If Landlord is sued (or threatened with suit) by Tenant or any of Tenant's family, relatives, friends, guests or invitees for personal injury or death, or loss or damage of personal property sustained during Tenant's lease term on premises, sidewalk, driveway or upon adjacent property of Landlord for any reason or whatever the cause (excluding willful conduct on Landlord's part) Tenant will indemnify and save harmless from, and concurrently reimburse Landlord for all legal costs, attorney fees and expenses reasonably incurred in the defense of such claim and from any adverse judgment rendered against Landlord in Landlord's individual or corporate names. (Further, any dispute between the parties or suit against Landlord shall be filed and the case heard in an appropriate court of the State of Delaware and Tenants hereby submit themselves jointly and severally to the personal jurisdiction of any court of the State of Delaware in Sussex County having jurisdiction over the amount or subject of the dispute between the parties.) Tenants further agree to notify by certified mail of the filing of such suit and to appear in such court and answer such a suit within twenty (20) days of receipt of certified mail of the filing of such a suit, in default of which Landlord may obtain a default judgment for the amount of the claim.

19. Where Landlord provides off-street parking, only one (1) space is required. Two (2) keys are provided per property.

20. Landlord and Tenant hereby acknowledge that their relationship of Landlord/Tenant hereby created was brought about through the offices and services of Jack Lingo, Inc., REALTOR, Agent, acting as agent of the Landlord. If at anytime during the two calendar years beginning January 1st after the termination hereof, the Landlord should lease the property to the Tenant for a future term, there shall be due and payable to said Agent from the Landlord a further commission of the total rent fixed in any such release. Tenants must be acceptable to Landlord.

21. MORE THAN ONE (1) TV, (1) VCR, (1) DVD, CD PLAYERS, RADIO, BICYCLES, BEACH CHAIRS, HAIR DRYER, BLENDER, IRON AND IRONING BOARD when provided, are a courtesy of the Owner and in the event of failure or theft, replacement is not guaranteed. Charcoal and Propane Gas to be provided by tenant.

22. The operation, maintenance, opening, closing and lifeguard coverage will not be guaranteed by the landlord for any property supplying a swimming pool or hot tub.

23. CONSTRUCTION: Jack Lingo, Inc., REALTOR, Agent and/or Landlord will not be held responsible and no refunds will be given for any inconveniences or disturbances created by construction in adjacent, nearby or surrounding areas.

24. DISCLOSURES: Jack Lingo, Inc., REALTOR receives a commission for travel interruption insurance policies sold. Further, tenants have a responsibility to disclose allergies to smoke or pet dander, as we cannot guarantee that properties are free of either.

25. PROCESSING FEE: There is a processing fee charged on every reservation. This fee will appear under OTHER CHARGES.

26. If Tenant violates any of the conditions or restrictions of this agreement, all or any part of the security deposit may be forfeited.

27. NO SMOKING: Landlord cannot guarantee that smoking has never taken place at any property. Tenants must disclose any allergies he/she may have regarding smoke.

28. RULES & REGULATIONS: Tenants agree to abide by all rules and regulations set forth by any local municipality, homeowner's association, condo complex, etc. including but not limited to No Parking of RV's, boats, commercial vehicles, etc.

29. HURRICANE AND TRAVEL INSURANCE: If a mandatory evacuation is ordered by local government, tenant agrees to evacuate as instructed by Agent. Owner or Agent provides no refunds for evacuations of any kind. We strongly recommend the purchase of travel interruption insurance.

Amber Halaka _____ JORDAN GEYER _____



Jack Lingo-REHOBOTH
246 Rehoboth Avenue, Rehoboth Beach, DE 19971
800-345-3469
302-227-3883(Local)
302-227-4659(FAX)
www.jacklingo.com

Dear Amber Halaka:

Thank you for your reservation. Enclosed please find the license agreement for your vacation rental.

1. Please sign the agreement where indicated. Please be sure to double check your arrival and departure dates.
2. Return the agreement with your deposit check made payable to: **JACK LINGO, INC. - REALTOR**, in the amount of **\$1,610.25 NO LATER THAN 03/20/2013**.
If you prefer to use your credit card, we accept Discover, Mastercard, American Express and Visa. Please include your credit card #, expiration date and security code on license agreement or call your Rental Agent. However, if your check-in date is less than (30) days, payment in full is required with either certified funds or credit card.
3. **CREDIT CARDS WILL NOT BE ACCEPTED FOR FINAL BALANCE PAYMENTS.**
4. Please note that check-in time is between 2:00 PM and 5:00 PM Monday through Saturday and between 2:00 PM and 4:00 PM on Sundays. Please schedule your arrival accordingly.
5. **Although we strongly encourage you to purchase Travel Insurance, if you chose to decline, please initial the front of the license agreement and deduct the insurance amount from the initial deposit due.**

For more information go to: <http://www.csainsuranceservices.com/blasts/pdf/G-320CSAWhyBuyFlyer.pdf>

Prompt return of the signed license agreement and deposit will enable us to process your reservation quickly. Thank you again for doing business with Jack Lingo Realtor Inc. I will send further information regarding check-in procedures with your confirmation of the license agreement.

Sincerely,

JORDAN GEYER
jordan@jacklingo.com
Realtor
Jack Lingo, Inc. - Realtor

enclosure



246 Rehoboth Avenue
Rehoboth Beach, DE 19971
302-227-3883 (MAIN) 302-227-4659 (FAX)
www.jacklingo.com 800-345-3469 (toll free)

March 13, 2013

118H PHILADELPHIA STREET

118H PHILADELPHIA STREET



04/27/13 - 05/03/13 \$1,850.00	07/20/13 - 07/26/13 \$6,050.00
05/04/13 - 05/10/13 \$1,850.00	07/27/13 - 08/02/13 \$6,050.00
05/11/13 - 05/17/13 \$1,850.00	08/03/13 - 08/09/13 \$6,050.00
05/18/13 - 05/24/13 \$2,850.00	08/10/13 - 08/16/13 \$6,050.00
05/25/13 - 05/31/13 \$3,650.00	08/17/13 - 08/23/13 \$5,050.00
06/01/13 - 06/07/13 \$3,650.00	08/24/13 - 08/30/13 \$5,050.00
06/08/13 - 06/14/13 \$4,250.00	08/31/13 - 09/06/13 \$3,550.00
06/15/13 - 06/21/13 \$4,250.00	09/07/13 - 09/13/13 \$2,850.00
06/22/13 - 06/28/13 \$6,050.00	09/14/13 - 09/20/13 \$2,550.00
06/29/13 - 07/05/13 \$6,050.00	09/21/13 - 09/27/13 \$2,550.00
07/06/13 - 07/12/13 \$6,050.00	
07/13/13 - 07/19/13 \$6,050.00	

rates are for 7 days (9/22/12-4/27/13 per day) all others are per day

Bedrooms: 5	Location: South Rehoboth Beach	Key Number: 48A	
Baths: 6	Maximum Sleep Capacity: 14	Waterviews: None	
1st BR: 1 QUEEN	Full Baths: (Tub+Shower) 5	House Phone: 302-227-3176	
2nd BR: 1 KING	Half Baths: (No Tub/Shower) 2	Smoking: No	
3rd BR: 2 TWIN	3/4 Baths: (Shower Only)	Distance to Beach: 1+ blocks	
4th BR: 2 SETS BUNK BEDS	Pet Friendly: No	Type: Single Family	
5th BR: 1 QUEEN	Required Parking Permits: No	Off Street Parking: 4 ONE MUST BE IN GARAGE	
6th BR:	Exercise Room: No	Turn Over Day: Saturday	
7th BR:			
8th BR:			
9th BR:			
10th BR:			
Living Area: 1 QUEEN SOFABED			
Other: 2 DBL FUTONS/1 QN			

Description:

Walk everywhere in town from this beautifully appointed and spacious home featuring 5 bedrooms plus recreation room with futons for sleeping and many other amenities including:

Elevator: None	Open Porch: Yes	ITEMS LISTED BELOW ARE A COURTESY ONLY!	
Laundry: Regular Washer/Dryer	Screened Porch: Yes		
Dishwasher: Yes	Enclosed Porch: No	CD Player: Yes	
Disposal: Yes	Tennis Court: No	Radio: No	
Microwave: Yes	Outside Shower: Enclosed	Bicycles: No	
Toaster: Yes	TV: 7	Beach Chairs: No	
Coffee Maker: Yes	Heat: Yes	Hair Dryer: Yes	
RB Parking Permits: 2	Heat Type: Gas	Vacuum: Yes	
DB Parking Permits: None	AC Type: CAC	Iron: Yes	
Patio: No	# of AC Units:	Ironing Board: Yes	
Deck: Yes	Hot Tub: No	Blender: Yes	
Balcony: Yes	Pool: None	Fireplace: Gas	
VCR: 1	Grill: Gas	Internet: Wireless	
DVD: 7	Cable: Expanded		

Information contained herein is believed to be reliable but is not guaranteed, including but not limited to Map Quest locations
 All properties are no smoking and no pets unless otherwise indicated.

Vacation Rental Insurance

Protect your Vacation with CSA Travel Protection

BEFORE YOU GO

Unable to travel due to a cold? No problem! Trip Cancellation coverage keeps you from losing your vacation savings if you need to cancel for a covered reason. Plus, Concierge Services from our designated provider can help you make restaurant reservations, order flowers, arrange tee times and more at your request.

DURING YOUR VACATION

The last thing you need is something to go wrong during your vacation. With coverage for Baggage Delay, Emergency Assistance, Trip Interruption and more, CSA's Vacation Rental Insurance can help you focus on enjoying yourself! Our designated assistance services provider can help with other issues that may come up, like the need for a medical referral or replacing medication or eyeglasses.

AFTER YOUR HOME

At CSA we strive to keep our claims process as hassle-free as possible. One claims representative will work with you from start to finish, making sure you receive the responsive, friendly service you need. Included Identity Theft Resolution Services offer you six months of service starting on your scheduled departure date.

Plan Details (Underwritten by General U.S. Branch)

COVERAGE (Maximum Benefit Limit)

Trip Cancellation - 100% of Reservation Cost

Trip Interruption - 100% of Reservation Cost

Travel Delay - \$600 Total Maximum Limit (\$200 daily limit)

Baggage Delay - \$200

Emergency Assistance & Transportation - \$50,000 Per Policy

Accidental Death & Dismemberment - \$100,000 Per Policy

Note: The maximum Reservation Cost this plan covers is \$50,000. Limits above are per person unless otherwise noted. For full description of coverages and limits, please refer to DOC.

OVERVIEW

Provides reimbursement for unused, nonrefundable payments if your trip must be canceled. Covered reasons include: mandatory hurricane evacuations; sickness, injury or death; extension of school year; armed service leave revocation; involuntary termination of employment or other specific reasons listed in the Description of Coverage or Insurance Policy.

Provides reimbursement for unused, nonrefundable payments as well as subsequent arrangements and additional transportation costs. Covered reasons include: mandatory hurricane evacuations; sickness, injury or death; or other specific reasons listed in the Description of Coverage or Insurance Policy.

Provides reimbursement for reasonable expenses incurred such as accommodations, meals and local transportation, even additional kenneling fees if you are delayed 12 hours or more during your trip due to a covered reason.

Provides reimbursement for the emergency purchase of necessary items including sports equipment, if baggage is delayed for more than 24 hours during your covered trip.

If you become sick or injured on a trip, benefits are provided such as: arrange transportation to the nearest suitable medical facility; help you return home, if medically necessary; provide round-trip economy air fare for a companion to visit you if you are traveling alone and are hospitalized for more than 7 days.

Provides coverage for loss of limb or life in the event of an accident while traveling, or within 180 days of that event.

Additional Services: (Provided through CSA's designated provider)

24 Hour Emergency Assistance Services

Medical and Legal Referral
Traveling Companion Assistance
Locating Lost or Stolen Items
Replacement of Medication and Eyeglasses
Emergency Message Relay
Pet Return

Concierge Services

Provides assistance with arranging golf tee times, locating pet services, the purchase of sporting, amusement park or entertainment ticketing, even securing fine dining reservations.

Identity Theft Resolution Services

Included for six months starting on the scheduled departure date.

10-Day Free Look

We stand behind our products and services. That's why we offer a 10-day Free Look from the date of purchase. You'll have the ability to cancel your coverage and receive a full refund if you aren't completely satisfied as long as you haven't left for your trip or filed a claim.

CSA TRAVEL PROTECTION
CALL US TODAY (866)999-4018