

RENTAL TERMS & CONDITIONS

By "submitting this form via fax, email, USPS or checking the terms & conditions on our online reservation system, you (herein after referred to as Guest) are confirming that you have read and agreed to the rules and regulations listed below. Guest reservation is subject to receipt of payment, submission of registered guest list and the understanding that guest will adhere to the terms and conditions provided.

RENTER QUALIFICATIONS: We do not rent to groups or singles under 21 years old. Please email registered guest list. If you are unsure of the number of guests while processing your online reservation, please enter an estimation and email us the registered guest list closer to check-in.

MAX OCCUPANCY includes toddlers and children, children under two years of age are not included in max occupancy. Please refer to each rental website page for exact max occupancy before booking. Outside guests are not permitted on a regular daily basis, if you have already reached max capacity. A few extra guests may be allowed on a case, by case basis, depending on the property. Please call prior to reserving if you fit into this group. If there is evidence of outside, non-registered guests on the property, or if you exceed the max occupancy, you will be asked to vacate the unit without refund...NO EXCEPTIONS.

1. **PAYMENT:** Confirmation of reservation will be provided once payment has been received. Refundable Damage Deposit: Is \$250.00 and will be included in the total price. Once property has been inspected and meets all requirements, deposit will be refunded. A cleaning fee will also be added in the total price.

DOGS: Dogs are permitted in some rentals so please make sure your rental allows dogs before booking or add your dog when you reserve online. At no time are dogs to be in the living areas.

CANCELLATION/REFUND: Reservations cancelled 30 days or more prior to your arrival date are fully refundable less a \$50.00 service fee. If you should cancel your reservation within less than 30 days of your expected arrival, your payment will be refunded to you less a \$50.00 service fee if, and only if, the property you reserved is rebooked for the same dates. If it is not rebooked, your entire payment is non-refundable. Refunds will be made by check or credit card to your bankcard account. Sorry, cancellations within 24 hours of your scheduled arrival date are non-refundable.

SLEEPING CAPACITY/DISTURBANCES: Guests and all other occupants will be required to vacate the premises and forfeit the rental grand total for any of the following: A. Occupancy exceeding the max capacity stated on the reservation confirmation. B. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property. E. Police called to property for any reason. F. Trespassing

HOT TUB, PATIOS & SWIMMING: Tenant hereby acknowledges that if the property they have reserved includes a hot tub, the undersigned is fully aware that the hot tub and surrounding patio/deck can be dangerous, that the deck/patio can be slippery when wet, and that injury is likely to occur to anyone who is not careful. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the hot tub and patio areas. Please be aware that swimming can be dangerous at times and life guards will not be present.

CHECK-IN: Check in time is 4:00 PM.

CHECK OUT Check out time is 11:00 AM.

CLEANING: Each property will be inspected, sanitized and cleaned after your departure. YOU ARE REQUIRED to leave the property in the same general condition that you received it by making sure, dishes are done and put away or put in dishwasher and started, all trash is taken out of house and put in trash bins, returning moved furniture and making sure the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning or work is required, appropriate charges will be deducted from your security deposit.

PRIVATE PROPERTY / NO TRESPASSING: Please stay on your rental property. Trespassing, or notification thereof, will be cause for immediate evacuation of premises without rental refund.

UTILITIES, SERVICES & AMENITIES: In the event of any equipment malfunction, please call number provide, we will arrange to have the repair expedited as quickly as possible. Refunds will not be paid for any nonperformance of appliances, internet, equipment or utilities, for any reason. We give you starters of paper & soap products, ie: One (1) full roll for each toilet and one (1) roll of paper towels in the kitchen. Starter quantities of laundry detergent, dish soap, dishwasher soap and hand soap are also supplied.

INJURY AND LIABILITY: Landlord/Owner SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF TENANTS PERSONAL PROPERTY. THE TENANT HEREBY AGREES TO RELEASE AND INDEMNIFY THE LANDLORD/OWNER FROM AND AGAINST ALL LIABILITY, SHOULD ANYONE (OVERNIGHT GUEST, DAY GUEST, PET) BE INJURED UPON THE PREMISES DURING THE TERM OF THIS AGREEMENT, RESULTING FROM ANY CAUSE WHATSOEVER. Tenant agrees to explain the risks to any guest they may have at the property and to be fully and solely responsible for any accidents their guests may incur. Tenant understands above risks and agrees that they will assume all responsibility for themselves and guests for the consequences of those risks.

HOLD HARMLESS: The home owners do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will the home owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control, i.e. flooding, debris in water caused by weather, or any conditions caused by acts of God.

CONTACT INFORMATION: If you have any questions, please call (817) 408-7377, or email at: landsent1@aol.com.