

Guest Rental Agreement

Guest acknowledges and understands that he/she is a temporary guest of the property and not a tenant. This rental agreement is unique to Guest and may not be sublet or otherwise assigned to any other persons.

*Guest acknowledges and understands that CHECK IN time is no earlier than 4:00 p.m. and CHECKOUT time is no later than 10:00 a.m. unless the Guest has made other arrangements with Company. **Unauthorized early check-ins and late check-outs will be charged at a minimum \$50/hour based on property rate.** There is absolutely **NO SMOKING** or **NO PETS** in the Property.*

Guest understands that the property is furnished and decorated to the Company's individual tastes. Guest has viewed pictures of the property on the website and is satisfied with room décor, size and property location as it relates to distance to beach and the view of the beach and ocean from the property. Guest promises to exercise care in the treatment of the accommodations and furnishings.

Occupancy and use of the home, condo(s), townhouse, yard, courtyard, and common area of the property by guest, or other visiting invitees of Guest, shall not be such as to disturb or offend neighbors, nearby residents or other Guest of the property. Loud Stereos, TVs, or parties will result in immediate eviction with no refund. If the noise disturbs other guests on the property or neighbors, Guest is subject to financial penalties. Company reserves the right and prerogative to terminate this Rental Agreement and to ask disruptive guests to vacate the premises in the event of complaints or at the discretion of Company with no refunding of rental fee.

Guest shall be solely responsible for any and all property damage to property, furnishings, and personal property, or missing or stolen merchandise from property. If you notice any property damage upon your arrival, please bring it to our attention immediately at 630-455-9877. Company reserves the right and Guest Authorizes Company to charge Guest's credit card for any and all such damages or loss. The total amount of the value or repair of an item(s) will be charge to the credit card on file or the card listed below.

*Keys must be left in the property and the key box upon your departure. Failure to leave the 2 sets of keys will result in a **\$15 charge per key**. Garage Door openers not left at the property will result in a **\$150 charge**.*

Guest acknowledges that Company is not responsible for any loss of money, jewelry, or other personal items of Guests or any invitees of Guest. Guest hereby agrees to indemnify and hold harmless Company from any and all claims including those of third parties for damage to person or property, arising out of or in any way related to Guest or invitees of Guest use of premises resulting from the building or any part of it or any equipment or appurtenance becoming out of repair, or resulting from any accidental in or about the building, or resulting directly or indirectly from any act or neglect of any Guest of the property, invitees of Guest or of any other person. Guest assumes the risk of injury and any related pain and suffering or medical expenses or other losses relating to the use of Company's property and/or recreational activities on the premises, beach, river, and ocean or in the city where property is located and will hold Company harmless with respect thereto.

Guest shall leave Company's property, premises and furnishings in clean and undamaged condition. Guest understands that Company reserves the right, and Guest authorizes Company to charge Guest for any necessary repairs, or for any unusual degree of cleaning which may be necessary.

Guest shall not bring, keep or have either inside or outside the premises of Company's property any article or thing of a hazardous nature, including fireworks, explosives, flammable items, or firearms, gas, charcoal or propane grills that are not already on the property, or any other item that either might be or could be hazardous or considered hazardous by any insurance company.

Guest acknowledges and agrees that no refunds will be made for the failure of any of the property equipment, televisions, or appliances, heating or air conditioning. However, in the event of any such failure or any difficulty with any such appliances, Guest is requested to contact Company and every effort will be made to make prompt repairs.

Guest understands and agrees that the maximum number of occupancy as stated on your Confirmation Letter must not be exceeded and in the event that the maximum occupancy is exceeded, Company and the Tybee Fire Marshall will evict immediately without notice any number of guests in excess of the maximum occupancy number or the entire party. This rule and requirement is made a part of this agreement for insurance regulation requirements, fire code and city ordinance requirements, and particularly for the safety of Guests. Company has the right to inspect the property at any time during your stay to guarantee that this stipulation has not been violated.

No Weddings, Receptions, Events, Reunions, or Parties of any kind are to be held at the property or in the yard, common area or courtyard area without the written consent of Company. Events require a separate Event Agreement and Event Fees. The Definition of an Event is any gathering of people at the property that exceeds the number of people sleeping at the property as stated in the Confirmation Letter. Company has the right to inspect the property at any time during your stay to guarantee that this stipulation has not been violated.

If, due to an act of God, or to unforeseen circumstances, Company's property becomes unavailable for rental to Guest, Company's liability shall be limited to the refund of any deposits or other rental amounts previously paid.

Payment Terms: 50% of rental amount is due on booking. The remaining 50% is due 31 days prior to arrival date. Once the deposit is charged, the reservation is confirmed and the terms of the cancellation policy are binding.

Damages, Security and Rules Violations:

- All Guests must sign a "**GUEST RENTAL AGREEMENT**" authorizing Luxury Living Properties to charge their credit card (not a debit card) for the total cost of any and all property damages and/or security and rules violations if any occur.

Cancellation Policy:

- 60 Days Prior to arrival date:
100% refund minus a \$50.00 processing fee.
- 59 - 0 Days Prior to arrival date:
NO REFUND
- 100% refund if property is rebooked for your cancelled dates minus a \$50 processing fee

This Guest Rental Agreement should be signed and returned immediately. Fax to 630-455-9878, or mail to Luxury Living Savannah, 815 The Pines, Hinsdale, IL 60521, with the necessary information request below.

I agree with the terms of this Guest Rental Agreement

Reservation # _____

Guest Name _____

Date _____

Card Number _____

Expiration Date _____

Guest Signature _____