

Guest Damages and Rules Contract

Guest acknowledges and understands that he/she is a temporary guest of the property and not a tenant. Guests must be 25 years of age or older unless accompanied by a parent. This contract is unique to the registered 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 11:00 a.m. (Savannah) or 10:00 a.m. (Tybee) unless the Guest has made other arrangements with Luxury Living Savannah. Unauthorized early check-ins and late check-outs may be charged at a minimum \$50/hour based on property rate. If guest would like to arrange for additional time at the property, please contact Luxury Living Savannah in advance. There is absolutely NO SMOKING and NO PETS in the Property.

Guest understands that the property is furnished and decorated to Luxury Living Savannah's individual tastes. Guest has viewed pictures of the property on the LuxuryLivingSavannah.com website and is satisfied with room décor, size, and location of the property. Guest promises to exercise care in the treatment of the accommodations and furnishings.

Occupancy and use of the home, suite(s), courtyard, and common area of the property by guest, or other visiting invitees of Guest, shall not disturb or offend neighbors, nearby residents or other guests on the property. Loud Music, TVs, or parties will result in immediate eviction with no refund. If the noise disturbs other guests on the property, Guest is subject to financial penalties. Luxury Living Savannah 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 in the discretion of Luxury Living Savannah with no refunding of rental fee.

CITY OF SAVANNAH and TYBEE NOISE ORDINANCE

GUESTS MUST VACATE ALL OUTSIDE AREAS SUCH AS COURTYARDS, DECKS, PATIOS, STREETS, SIDE WALKS, ETC. BY 9PM.

Guest shall be solely responsible for any and all damage to the property, furnishings, personal property, and missing or stolen merchandise from property. If you notice any property damage upon your arrival, please bring it to our attention immediately at 912-999-7201. Luxury Living Savannah reserves the right and Guest Authorizes Luxury Living Savannah 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 charged to the credit card listed below.

If the property does not utilize a keypad for entry, door keys must be left in the property and in 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 Luxury Living Savannah 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 Luxury Living Savannah 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 Luxury Living Savannah's property and/or recreational activities on the premises or in the city where property is located and will hold Luxury Living Savannah harmless with respect thereto.

Guest shall leave Luxury Living Savannah's property, premises and furnishings (in original location) in clean and undamaged condition. Guest understands that Luxury Living Savannah reserves the right, and Guest authorizes Luxury Living Savannah to charge Guest for any necessary repairs, or for extra cleaning which may be necessary. If Guest moves any of the furniture during their stay, guest must return it to its original location prior to check out. Housekeepers are not able to move furniture. Therefore, we will need to hire it done resulting in a \$100 charge.

Guest shall not bring, keep or have either inside or outside the premises of Luxury Living Savannah's property any article or thing of a hazardous nature, including fireworks, explosives, flammable items, firearms, gas, charcoal, or propane grills 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, appliances, plumbing, heating or air conditioning. However, in the event of any such failure or any difficulty with any such appliances, Guest is requested to contact Luxury Living Savannah 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, Luxury Living Savannah and the City of Savannah/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. Luxury Living Savannah has the right to inspect the property 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 courtyard, outside area without the written consent of Luxury Living Savannah. Events require a separate Event Contract and Event Fee. 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. Luxury Living Savannah 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, Luxury Living Savannah's property becomes unavailable for rental to Guest, Luxury Living Savannah's liability shall be limited to the refund of any deposits or other rental amounts previously paid.

Cancellation Policy

1 – 3 Bedroom properties:

60 Days Prior to arrival date: 100% refund minus a \$50.00 processing fee
59 - 0 Days Prior to arrival date: No Cancelations. No Refunds**

Large properties:

Wedding Cake Collection, Washington Square Collection
No Cancelations. No Refunds**
Event fees and deposits are non-refundable

100% refund if the property is rebooked for your canceled dates minus a \$50 processing fee

**NO REFUND for any reason including but not limited to: illness, death in the family, event cancellation, weather or airline issues. This includes all deposits and event fees.

We **STRONGLY** recommend purchasing **TRAVEL INSURANCE.**

This Guest Damages and Rules Contract should immediately be signed, scanned and emailed to info@luxurylivingsavannah.com faxed #912 999 7201 or mailed to *Luxury Living Properties, 1 Wild Rice Lane, Savannah, GA 31411.*

I agree with the terms of this Guest Damages and Rules Contract

Property Name: _____ Date of Arrival:

Card Number: _____ Exp Date: _____ CVS

Guest Name:

Guest Signature: