

Hilton Head Island RENTAL Terms and Conditions

RESERVE YOUR WEEK

We accept checks for U.S. funds, money orders, or credit cards* (VISA, Master Card). A 30% deposit is due within 10 days of when the reservation is made if more than 120 days from arrival. We must receive the balance plus tax no later than 60 days prior to arrival. Guest acknowledges and waives any interest earned on rental deposits paid to the Owner.

* A 3% convenience fee is added if you pay by credit card.

TAX

A total of 10% will be added to all rates unless the guest stays over 90 consecutive days.

Send checks to:

Jim Hilgefert

14 Fischer Lane

Ft. Thomas, KY 41075

859-907-9797

SECURITY DEPOSIT

We must have an approved credit card number on file in the name of the primary renter to hold as a security deposit in the case of damage or extraordinary cleaning after your departure. We inspect each property before and after all guest stays.

CHECK-IN TIME

Check-in is anytime after 4 p.m. - CHECKOUT TIME IS BY 10:00 A.M. on day of departure. Renter agrees to scheduled arrival and departure times. THERE WILL BE NO REFUNDS FOR EARLY CHECK OUTS OR NO SHOWS. Every effort will be made to have the unit cleaning complete by 4:00 p.m. However, occasionally our cleaning crew may need until 6 PM to have the unit ready.

KEYS

You will be provided with TWO keys to your rental property. A re-keying charge will be collected for any lost or non-returned keys.

CANCELLATION & HURRICANE POLICY

If you cancel your reservation 120 days prior to your arrival date, your deposit will be refunded less a \$100 cancellation fee. Cancellations within 120 days of your arrival date will result in the forfeiture of your deposit unless your week can be re-rented. Cancellations within 90 days of your arrival date will result in the forfeiture of your total rental amount, unless the property can be re-rented for the same rate and dates.

Changes in your dates will be accommodated at no charge if possible. The closer to your arrival date, the lesser the chance of changing dates.

Owner will NOT issue any refunds for hurricane evacuations or inclement weather. Guest may purchase their own travel insurance that will cover mandatory hurricane evacuations and all other natural disasters. Travel insurance may be purchased for 6% of your total rental and is highly recommended.

DAMAGES

Guest agrees to surrender property in the same condition as at commencement of the rental period. Guest is responsible for any accidental or intentional actions resulting in damage to the premises, including damages to the furnishings and household items, which occur as a result of your occupancy, excluding normal wear and tear. In case of damage or missing items, guest will reimburse the Owner for the amount of damage and missing items including reasonable attorney's fees.

An additional cleaning charge may be incurred if upon your departure the property is inspected and found to require more than the normal checkout cleaning.

OUR HOME IS A NON-SMOKING HOME.

RELEASE & INDEMNIFICATION OF OWNER BY GUEST

Owner will not be liable for any damages to your property, or liable for any accident that may occur to you during your occupancy in or on the property as a result of the negligence or gross negligence of the owner. Guest agrees to indemnify and save owner, his/her employees and Agents, free and harmless from any claim or liability for any loss or damage whatsoever arising from, related to, or in connection with rental of the Dwelling, including but not

limited to any claim or liability for personal injury or damage or loss of property which is made, incurred or sustained by any Guest or any Guests invitee.

ELEVATOR (Bradley property)

The elevator is restricted to adults only. Children under the age of 18 must accompanied by adults. Hands should be kept inside the gates at all times.

LOST & FOUND

Lock all doors when you leave your accommodations. Do not leave money or valuables unattended in the house. Owner will NOT be held accountable or liable for any thefts. Thoroughly check all drawers and closets before departing. Owner will only return left behind items upon request. Returned items will be via UPS or US Postal Service at the Guests' expense.

TRAVEL INSURANCE

Protect your travel investment. Trip cancellation insurance protects your travel investment if any unforeseen event such as illness or mandatory hurricane evacuation. Trip cancellation insurance costs 6% of the total cost of your rental and should be purchased at the time you make your reservation. For more information on this comprehensive coverage, call CSA Insurance Services at 1-800-554-9839.

PET POLICY

PETS ARE NOT PERMITTED IN OUR HOME OR ON PREMISES without Owner's prior consent. This policy will be strictly enforced. If you are found in violation of this Policy, Owner reserves the right to immediately cancel your rental reservation and occupancy of the Dwelling. Additionally, Guest will forfeit all monies for the balance of their stay plus any cleaning/repair expense incurred resulting from the pet.

TELEPHONES

Phones are available for your convenience for local calls. ALL LONG DISTANCE PHONE CALLS MUST BE CHARGED TO YOUR PERSONAL PHONE CARD, CREDIT CARD, OR MADE COLLECT.

PROHIBITED VEHICLES

Trailers, U-hauls, Motor Homes, Motorcycles and/or commercial or recreational vehicles are prohibited in the Plantations on Hilton Head Island. NO watercraft trailers (boats, jet skis, etc.) are allowed into the Plantations without prior arrangements for dry dock and/or boat slip. Parking is NOT allowed on streets.

AGE REQUIREMENTS

Owner only accepts reservations from responsible individuals 25 years of age or older with a major credit card in his/her name. We do not rent to high school or college individuals or groups. The person signing the contract must occupy the premise the entire length of the reservation. Each rental is limited to the number of people indicated on your reservation.

REPAIRS

Even the best or newest equipment occasionally malfunctions and cannot be guaranteed 100% of the time. Any problems are corrected as soon as possible. The owner or an authorized employee or repairman may enter the premises during reasonable hours for any purpose connected with the repair, care, or maintenance of the premises. Refunds will not be issued due to malfunctioning equipment or other guest's dissatisfaction. Hilton Head is a highly desirable developing resort area with houses under construction. We cannot move people or give refunds due to construction noise.

Garbage

Please put all garbage in plastic bags with proper ties and place in garbage receptacles outside. Also, please put the lids securely on the receptacles or animals will rip them open. If trash is not in bags or has been torn open, Tropical Trash WILL NOT PICK UP THE TRASH. There is a charge for a special pick up which will be charged to your credit card.

Pool Care

The pool and pool deck are cleaned weekly on Saturday. If you would like the pool cleaned any other days, please call us. However, leaves, pine needles, etc. fall 10 months out of the year on Hilton Head. There is a broom by the pool for your convenience. Please rinse off the sand and salt water when coming from the beach (shower is on the side of the house). The sand and salt-water will make the pool dirty and mess up the chemical

balance causing it to be cloudy. If a service call is required, you will be charged.

RETURNED CHECKS

A \$25 service charge will be levied on any returned checks.

USE

Any use of the dwelling other than residential use during a family vacation must be approved by the Owner. If the dwelling is to be used for any event such as weddings, receptions, "parties" or large gatherings, the Guest agrees to submit a request for approval to the Owner and adhere to the Owner's determination on that request. If the Owner approves the event, the Guest may be required to pay an additional deposit. If the Guests misrepresents an event to the Owner (said misrepresentation to be determined by the Owner), the Guest agrees that the Owner may refuse occupancy or have the dwelling vacated and that the Guest will not be entitled to any refund.

FIREPLACES/GARAGES/LOCKED CLOSETS

Most fireplaces are decorative only and some garages are used for owner storage. Locked closet are the owner's personal items and should not be forced open.

Owner is authorized to deduct any of the above referenced expenses from guest's deposit or to charge amounts to guest's credit card. ANY ACCOUNT BALANCES DUE UPON DEPARTURE WILL BE CHARGED TO GUEST CREDIT CARD WITH A 3% SERVICE CHARGE.

I have read the above and agree to the terms:

Guest _____

Signature _____ **Date**_____

The Hilgefert's

This agreement must be signed for your week to be reserved.