

GUEST RENTAL RULES AND REGULATIONS

22D Fiddler's Cove

45 Folly Field Road, Hilton Head Island, SC 28829, Phone: 843-785-8828

1. **CHECK-IN TIME** IS AFTER 3 P.M. Eastern Time AND **CHECK-OUT** IS 12 P.M. Eastern Time.

Early Check-in is not permitted. Keys are not available until the villa is ready for occupancy. (Guests not departing as agreed are subject to additional charge)

2. **Pets** are not permitted in rental units under any conditions.

3. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. House parties are prohibited. You certify that you have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations: if not, you will be asked to leave with no refund. Any complaints will be dealt with on an individual basis with additional Security Deposit required if situation warrants.

4. **PAYMENT** - An advance deposit equal to 50% of the rental rate is required 60 days before arrival OR at the time of booking (whichever is the sooner). The advance payment will be applied toward the villa rent. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to WEI, LLP.

The advance payment is not a damage deposit. The **BALANCE OF RENT** is due fourteen (14) days before your arrival date.

FULL PAYMENT of total rental charges is due at time of booking if occupancy is to occur in 3 weeks or less from time of booking.

5. **DAMAGE/RESERVATION DEPOSIT**- A damage/reservation deposit of \$200 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

a. No damage is done to unit or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in dumpster or in appropriately tied garbage bags.

d. Any spills and stains on carpeted bedroom areas are cleaned by renter, with Resolve or Spot Out spray according to instructions on bottles. We ask that you gently wipe clean any spills on sofa pillows and cushions as well. Thank You.

e. All keys are left in the LOCK BOX outside the entry door, the code is scrambled, and the lockbox top closed and unit is left locked.

f.. All charges accrued during the stay are paid prior to departure.

g.. No linens are lost or damaged.

h. NO Early check-in or late check-out.

i. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, the security company employed by My Complex.

6. CANCELLATIONS – For a refund of monies, a sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

7. MONTHLY RESERVATION CANCELLATIONS - Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

8. MAXIMUM OCCUPANCY- The maximum number of guests per condominium is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) will be assessed.

THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

9. Longer **minimum stays** may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

6. INCLUSIVE FEES - Rates include a one-time linen-towel setup. Amenity fees, for use of tennis courts, etc. are included in the rental rate. Please reserve your Court times at the Clubhouse.

7. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate.

We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

8. RATE CHANGES - Rates subject to change without notice.

9. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

10. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.

11. **PARKING PASSES** - Parking passes are given out at the Security Gate upon arrival with the dates of your stay designated on the Pass.

Renters must display parking pass on the rear view mirror at all times. Failure to display may result in towing of vehicle at renter's expense.

12. **HURRICANE OR STORM POLICY** - No refunds will be given unless:

a. The National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or

b. A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.

The day that the National Weather Service orders a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:

a. Any unused portion of rent from a guest currently registered,

b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and

c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

13. **INDEMNIFICATION** - Guest agrees to indemnify us for any damages to the Dwelling, grounds, furnishings, and household items, which is a result of your occupancy, excluding normal wear and tear. In the event that damages result from a guest's occupancy, we are authorized to utilize the "Security Deposit" to reimburse us for said damages. We will not be liable for any damages to property or liable for any accident that may occur to you during your occupancy in or on the property. We are not responsible for articles left on premises. There will be a \$10.00 charge in addition to shipping charges for handling the return of any articles found by housekeeping. Lost & Found will be held for 30 Days. After such time all items will be donated to charity.

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ **Date** _____

Printed Name: _____ **Rental Dates:** _____

Phone Number: _____ **Email:** _____

Home Address: _____