

Tybee Cottages Rental Agreement

YOU MUST BE 25 YRS OLD TO RESERVE A UNIT

The responsible party shall be responsible and pay for any and all damages to the rental property and to the furnishings, equipment, and other items located therein which occur during the occupancy of the property, excluding normal wear and tear.

The responsible party indemnifies and holds agent and owner harmless against any and all liability, loss, damage and expense arising from injury to person or property in and about the property by any cause whatsoever during the period of occupancy.

Check in and check out time: Check in time is 4:00 p.m. the day of arrival. Check out time is 10:00 a.m. the day of departure.

Maximum occupancy & parking capacity: Each unit is designed to accommodate a certain number of guests. The number of guests occupying a property is limited to the number stated on Tybee Cottages web site under each property. All cars including guests must be parked in the driveway or designated area of the rental property at all times.

Parties and events: Tybee Cottages does not rent properties for the purpose of celebrating an event (Graduation, Prom, Birthdays, Weddings, etc.) or to individuals whose intention is to allow people on the property in excess of the occupancy limits of the property for any reason without the express written consent of Tybee Cottages.

No Smoking: All Tybee Cottages properties are non-smoking.

Fireworks: The use of firearms and fireworks is strictly prohibited at all Tybee Cottages properties.

Grills: Positively no outdoor cooking permitted on deck, balcony, and/or inside garage.

Pets: No pets of any kind shall be permitted in the rental properties with the exception of Island Dog Cottage.

Please do not sit or lean on balconies, deck railings, or window walks.

Furniture shall not be moved or rearranged; please do not move furniture.

Noise: There is a noise curfew at 10:00 p.m. in all residential areas and all guests are expected to comply with the rule.

Description changes: While our goal is total accuracy, Tybee Cottages is not responsible for changes made to the property by the owners without our knowledge or for input errors on our website.

Linens and supplies: *Tybee Cottages supplies a basic supply of bed and bath linens in each property. The startup set of bath soap, toilet tissue, and trash bags are not replenished.* Beach towels are not provided in all of the rental properties, so we recommend that you bring your own. Each of our units is furnished with a minimum of the following items based on the unit's occupancy limit: Bed linens & bath towels, pillows & bedspreads, broom, dustpan, mop, plunger, basic cooking utensils, coffee maker, blender, toaster, dishes, glassware & flatware and television.

Housekeeping: At the end of your stay, please empty the fridge and take out all garbage.

Maintenance: Although we cannot guarantee the operation of all appliances, our staff makes every effort to keep the equipment and appliances in good working order. Please report any major appliance, plumbing or air conditioning problems and we will do our best to have any malfunction repaired quickly; however, no discounts or refunds will be given for equipment or appliance failure.

Construction near your cottage: Tybee is a growing community and there is a chance that your unit may be near construction. Noise and altered views due to construction are beyond our control.

Termination: If occupant violates any of these terms, conditions or restrictions of this agreement or any applicable covenants, restrictions, rules and/or regulations agent may terminate this agreement and upon such termination, occupant agrees that he, his family and all occupants of the unit shall thereupon immediately vacate the unit.

Cancellation policy: If the reservation is cancelled greater than 60 days of your check in, your money is fully refundable. If you cancel within 60 days of your check in, your money is refundable only if Tybee Cottages re-rents your property. In the event of a mandatory evacuation of Tybee Island and you have not yet arrived, your money is fully refundable. In case you are already here and there is a mandatory evacuation, the unused days are refunded in full.

Unit Availability: While every effort is made to accommodate guests in the specific unit contracted, the owner of the unit may sell the property, make it unfit for rental or otherwise make it unavailable. Should this occur, Tybee Cottages, Inc. shall make every effort to find suitable replacement accommodations for the same period without liability for breach of contract. However, rates at the replacement property may vary from the original property contracted. Should suitable replacement accommodations not be found, the renter shall be entitled to a full refund of any fees and/or deposits collected. Regardless of the final disposition, Tybee Cottages' liability shall be limited to the refund of any monies collected.

Special conditions:

We hope that you enjoy your stay on Tybee Island, and we look forward to having you stay with us again!

Rental Unit

Responsible Party/Date

Date of Stay

Agent/Date