

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.

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.

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: Once a reservation has been confirmed by payment and you are unable to fulfill your obligations to occupy the rental Property, Tybee Cottages must be notified as soon as possible. We require all cancellations be in writing for your protection. Tybee Cottages will make every attempt to re-rent the property once we have received notification of cancellation. If we are unable to re-rent the property, no refunds will be due. If the property is re-rented at full Rental Rate, you will receive a refund of the full amount of rent consideration (rent, taxes and Damage Waiver Fee) less a \$150.00 Cancellation Fee.

Please note: Trip Cancellation Insurance premiums paid (if applicable). If you have purchased Trip Cancellation insurance at the time of making your reservation, please refer to your policy for instructions on recovering your loss due to cancellation. In no event shall Guest assign or sublet the Rental Property in whole or in part.

Travel Insurance: Tybee Cottages has contracted with [Red Sky Travel Insurance](#), 866-889-7409, in order to offer you trip cancellation insurance to protect your vacation investment against hurricanes evacuations, injury, sickness, job loss, or death and other unforeseen covered circumstances, which could cause cancellation of confirmed reservation and forfeiture of payments. The options trip cancellation insurance cost is 6.9% of the total reservation charges and is automatically included in the

total balance due on the reservation confirmation and can be purchased either at the time of making the reservation or prior to paying your final balance. Payment for the plan will not be accepted after Tybee Cottages has received your total balance due. You are required to indicate choice to accept or decline optional trip insurance on the rental confirmation and rental agreement.

We recommend that all guests purchase this coverage for added financial protection in cancellation situations where we are unable to refund payments. You will have 10 days from the date you receive the trip cancellation policy to review the policy and cancel, in writing, if you do not elect to purchase this coverage. Refunds and coverage issues will be based and determined solely by Red Sky Travel Insurance and the existing policy will be issued to guest if coverage of this insurance has been elected upon making reservation.

Hurricane/Weather Evacuation: In the event of an ordered evacuation due to hurricanes or other storms, you are required by state law to evacuate the property. If you have declined trip cancellation insurance, you shall not be entitled to a refund. Refunds and coverage issues will be based and determined solely by Red Sky Travel Insurance and the existing policy will be issued to guest if coverage of this insurance has been elected upon making reservation. Refunds for the period of mandatory evacuation will be made solely by Red Sky Travel Insurance, provided guest has purchased optional trip cancellation insurance. Refer to trip cancellation policy or contact Red Sky Travel Insurance directly for specific information and/or refund procedures. If you choose to leave due to "Storm Warnings" or "Voluntary Evacuation" no refunds will be given. Tybee Cottages will not issue refunds in part or in full for inclement weather. Our recommendation for travels during hurricane season is for you to research and purchase trip cancellation insurance.

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