



Bay Laurel Tybee - House Rules

Check-in: After 4:00 PM
Check-out: 10:00 AM
Self-check-in with smart lock
No smoking
No parties or events
No pets

As Renters you are agreeing to the following additional provisions, "The House Rules". Any violation of the rules and provisions of this document may result in forfeiture of the remainder of your reservation, requiring you and your guests to leave the property/premises when requested with no refunds. Please read each of the rules carefully to avoid any issues and/or deductions from your security deposit or claims upon check-out.

RESERVATION: Person Booking Reservation (Renter or Guest) is at least Twenty-Five (25) or older & will provide their ID and requested contact information. Adults cannot rent this property on behalf of underage guests. No 3rd party bookings are allowed. A picture ID and the name of the primary guest on the reservation will be required. By booking this property, you have acknowledged this rental agreement and to follow the House Rules. You acknowledge that you had the opportunity to request the full House Rules and agree to follow them regardless of receiving them prior to your stay. **NO EVENTS, GROUP GATHERINGS, OR PARTIES ARE UNDER ANY CIRCUMSTANCES, UNLESS PRE-APPROVED BY THE PROPERTY MANAGEMENT PRIOR TO BOOKING YOUR RESERVATION. PERMITTED USE:** This reservation is for use as a vacation rental only. **NO EVENTS OR PARTIES:** Unless registered with and pre-approved by the Property Management, no events, group gatherings, or parties are permitted. Upon discovering an event, group gathering, or party, the Property Management or Security shall have the right to enter and remove all persons from the Property, including you and your registered and unregistered guests. In this event, you will forfeit all monies, including security deposits. Only those guests listed on the rental booking may occupy the property during the reservation periods. **NO FILMING OR PHOTOGRAPHY:** Unless registered with and pre-approved by the Property Management, guests shall not use the property for any commercial purpose. **OCCUPANCY:** Guests are responsible for ensuring that any visitors comply with the House Rules. All children are counted in total occupancy. If you exceed the maximum occupancy number on this property you will be charged a \$100 penalty per person for every person over-occupancy, and the Property Management reserves the right to deny access or to require all guests to vacate the premises upon request. **QUIET HOURS:** Please respect our neighbors and abide by the quiet hours, enforced from 10 pm – 7 am. Please no loud talking, yelling or music past 10pm on the Front Porch/yard or on the Back Deck/yard during the city's mandated quiet hours. Noise must not be plainly audible beyond the property boundary. Tybee's "plainly audible" standard means if the sound can be heard from a certain distance, it's considered a violation. Anyone found to be violating noise ordinances will be subject to an initial \$500 fine followed by a possible eviction in egregious circumstances. Guests will not be given any refund for issues related to noise ordinance violations. Any fine charged will be passed on to the Guest. **PROPERTY INSPECTION:** An inspection of the vacation rental property will take place before your arrival. If there are any concerns with the property or any of the contents, please notify the Property Management immediately to ensure that such issues may be remedied promptly. Upon any violation of the House Rules or noise/neighbor complaints, we reserve the right to enter the Property to inspect at any time during your stay. **NO HOLDOVER POLICY:** You are not permitted to stay beyond your reservation dates without the Property Management approval. If you or your belongings remain on the vacation rental property beyond the time and date of check-out or reservation end, you understand that you will be locked out and removed from the property by the Property Management, its representatives, and/or law enforcement. You further consent to permit the Property Management to remove your personal belongings to a location of the Manager's choice, where you may retrieve them. **HOST CANCELLATION POLICY:** If for any reason the accommodation you booked is unavailable, including, but not limited to, issues related to safety, utilities, maintenance, guest overstays, weather or inaccessibility, accidental double booking on multiple platforms, or other reasons, the Property Management may allow Guest to cancel and receive a full



refund, or the Property Management may cancel the reservation and provide a full refund of all payments made by you. **CHANGE IN GUEST CIRCUMSTANCE:** If, after the booking is completed, and correspondence or discussions with the guest disclose a change in circumstances involving the reservation of this property, the Property Management has the right to refuse a reservation to the guest if the reservation is not conducive to the welfare of the property. Such circumstances include but are not limited to an event or party planned during the guest's occupancy of the property, violations of the occupancy limits, 3rd party bookings, rules regarding pets, age limitations, or the purpose of the rental. **NO PETS:** Pets or any animals are NOT permitted in the house or on the property, unless approved prior to your reservation by the Property Management. If it is detected that you or a guest of yours has brought an unapproved pet or animal to the premises, whether inside or outside, this may result in immediate reservation cancellation without refund as well as a \$100 per day charge with a minimum of \$500. Damage and/or extra cleaning charges attributable to such pets may also apply. **CLEANING & TRASH:** All trash must be taken out and placed in the trash bin(s). Please treat this home like you would your own and deliver it in the same condition as you found it. Any trash over the allotted number of garbage cans will incur a charge of \$150. **FLUSHING:** DO NOT FLUSH anything other than toilet paper. No feminine products, paper towels, flushable or other wipes, etc. should be flushed at any time. If it is discovered that these or other products have clogged the house or city sewer system, guests will be responsible for the full charges to remedy up to \$5,500 for any discovered damage. **UTILITIES:** The cost of your booking includes utilities assuming a normal usage; excessive usage will be charged separately and paid for by the Guest. **APPLIANCES/EQUIPMENT:** Tenants may only use devices for their intended use. Additionally, if it is discovered that the windows and/or doors were left open for extended periods while the AC was running and caused damage to the mechanical equipment, guests will be responsible for the full charges to remedy up to \$5,500 for any discovered damage. **PARKING:** There are four parking spots in the driveway in front of the home. Do not park in the yard. There is no parking allowed in the Lower Level (garage) for any vehicles including any rented golf carts, etc. Be mindful of local street parking restrictions. Before your stay, please review all parking details, including overnight parking rules and the maximum number of cars permitted. Be aware of local street parking restrictions. Violations may lead to fines. **OTHER VIOLATIONS:** Possible violations include, but are not limited to, limiting sound amplification outdoors, over occupying parking areas, over occupying the rental property, and failing to follow your agreement with the Property Management. **MAIL:** Guests may not have packages or mail correspondence sent to the property. We do not always have full access to the mailbox and would not want you to lose your mail. **PERSONAL PROPERTY & LIABILITY:** You are responsible for always keeping your valuables safe. By checking into the property, you waive, discharge, and agree to hold harmless the Property Management and the property owners from all damages and/or injuries arising from or related to your stay at the property, including but not limited to any accidents or injury to yourself, your guests and associates, and loss of money, jewelry or valuables of any kind. You and your guests agree to indemnify and to hold harmless and limit the liability of the owners and Property Management to the total amount of your booking, excluding taxes, fees and security deposit, if applicable. **CONTENTS OF HOME:** If you damage the home or its contents, or remove items, you will be charged. Please report any damages immediately. Please leave all products in the home including but not limited to: soaps, detergents, sprays, towels, blankets, pillows, bedding, kitchen items, spices, cleaning supplies, bags, furnishings, art, lamps, decorative objects, beach chairs, wagon, umbrella, games, toys, etc. **NO SMOKING:** This is a NON-SMOKING house. No exceptions. Ever. Smoking of cigarettes, cigars, vaping devices & other items that smoke is inhaled and emitted is considered smoking under this agreement. There is also no smoking permitted on the property within 15 feet of the doors (both front and back doors). Evidence of any type of smoking in or on the premises (smell or other evidence) is sufficient basis to charge the Renter for smoke clean-up of AC ducts, filters and furniture. Violation of the no smoking policy will result in forfeiture of the entire security deposit and damage liability of up to \$2,500 for any discovered damage to furniture or due to any lingering odors. **SAFETY:** Unlawful use of the property, weapons, violent behavior, fireworks, flammable substances, hazardous materials, or illegal substances is not permitted on or around the property. Guests violating any of the safety rules shall be liable for any corresponding property damage and subject to a \$500 fine and immediate eviction from the Property without refund. Any illicit or illegal activity occurring at the property will result in immediate reservation cancellation without refund and notification to the authorities. **WIFI EQUIPMENT/SURVEILLANCE:** Property may be



monitored by noise monitoring devices, periodic patrols, security, and 24-hour video electronic surveillance on the house's exterior for guest security and to ensure that the House Rules are respected. There is no electronic video surveillance monitoring in the home's interior. Please do not tamper with any of the surveillance, safety equipment or WIFI equipment. Additionally, there are other devices & systems that utilize WIFI. Do not disconnect, unplug, tamper with, cover or disturb any of such equipment. If any of the equipment is found to have been tampered with or is not working due to actions or negligence of anyone in your party, you will be in violation of the House Rules. MAINTENANCE/REPAIRS: We cannot guarantee against mechanical failure of heating, air conditioning, appliances, TVs, etc. Please report any inoperative equipment to the Property Management promptly. The Property Management will make every reasonable effort to quickly and efficiently repair. A maintenance service professional will be dispatched if you demonstrate that the problem persists after being given phone instructions by the Property Management or associate. NO REFUNDS OR RENT REDUCTIONS WILL BE MADE DUE TO MECHANICAL FAILURES OR MALFUNCTIONS, INTERRUPTIONS OF UTILITIES, MAINTENANCE PROBLEMS, OR CONSTRUCTION IN THE AREA. WHILE THE PROPERTY MANAGEMENT WILL MAKE EVERY EFFORT TO REPAIR ANY MAINTENANCE ISSUE PROMPTLY, IT CANNOT GUARANTEE THAT THE ISSUE WILL BE FIXED DURING A GUEST STAY, AS THE COMPANY MAY HAVE TO GO THROUGH HOME WARRANTIES. The Property Management will always look for alternative solutions to ensure and prioritize guest comfort. SECURITY DEPOSIT/ADDITIONAL COSTS: If applicable to your reservation, the security deposit will be used at the sole discretion of the Property Management to pay for the restoration of the property to its original move-in condition (outside of other normal wear and tear). All stays of 30+ days require a security deposit. Additional costs include, but are not limited to: cleaning beyond normal wear and tear, removing excessive garbage, repairing or replacing any part of the premises, its contents, common areas, etc. If a said deposit is insufficient, you agree to allow the Property Management to charge your credit card on file to pay the additional costs, or we may send you an invoice payable in full upon receipt. If all terms and conditions of the agreement are fulfilled, the deposit will be returned in full within 21 business days after guest departure. LOST & FOUND: Please note that all shipping of forgotten items is at the traveler's expense. There is a minimum \$25 shipping cost. We are not liable for any lost items. Our team will do our best to locate your lost/forgotten items after check-out. TRAVEL INSURANCE/WEATHER: We highly recommend that all guests purchase travel insurance when booking a stay at during hurricane season, which runs from June through November. Please be aware that we do not issue refunds or credits for weather-related cancellations or interruptions unless there is a government-issued mandatory evacuation for the area that the home is in. Travel insurance can provide valuable protection and peace of mind in the event of unforeseen circumstances, including flight cancellations, delays, or severe weather. By securing coverage, you help safeguard your investment and ensure a smoother travel experience, even in the face of unpredictable weather conditions. The Property Management reserves the right to ask the tenant to vacate the premises with no refund should any of these rules be violated. No refund of monies will be issued if there are violation(s) to the House Rules. Guests agree to follow any House Rules provided to them by the Property Management and any city or county ordinances in the area where the property is located. Any legal matters arising out of this agreement shall be adjudicated in the city you are renting. *ALL GUESTS acknowledge and agree to follow all House Rules, neighborhood rules, and city & county laws and ordinances. All the above are rules that Renter has agreed to upon booking our home. We have these rules to protect the house and to ensure it can be enjoyed by not only you but also our other guests. We appreciate your respect for our house.*