

617 Old Palmetto Bluff Road Rental Terms and Conditions

Address: 617 Old Palmetto Bluff Road, Bluffton, SC 29910

CHECK-IN TIME is 3 PM EST and CHECKOUT is on or before 10 AM EST.
NO Early Check-in or late Checkout is available without written approval.

There is a STRICT NO SMOKING POLICY both inside the home and on the property. If you or a guest are found to be smoking on the property it will be grounds for eviction with loss of refund.

We have a STRICT NO PETS POLICY both inside the home and on the property. If you or a guest are found to have a pet on the property it will be grounds for eviction with loss of refund unless given prior written approval.

1. Cancellations. Bookings canceled at least 60 days before the start of the stay will receive a 100% refund. Bookings canceled at least 30 days before the start of the stay will receive a 50% refund. All cancellations received with less than 30 days notice will receive NO REFUND.

2. 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. This includes weddings and any and all special events. If you plan to host any events at the home you MUST have written approval.

Our caretaker will report and evict you during any events in or at the home if approval has not been received in writing. All rental payments and deposits will be forfeited.

3. Payments: An advance payment equal to 50% of the rental rate is required to secure the rental dates. The advance payment will be applied toward the rent. Please make payment thru VRBO, PayPal or Personal Checks payable to:

Amarsi, LLC
79 Hathaway Lane
Essex Fells, NJ 07021

The advance payment is not a damage deposit. The Balance of Rent and Full Damage Deposit are due 30 days before your arrival date.

4. Damage & Damage Deposit. You are responsible for any damaged or missing personal property. The cost of Repair and/or Replacement of any damaged or missing property will be taken first from the Rental Damage Deposit and then from the Rental Damage Insurance (where applicable) if the cost to repair/replace exceeds the Rental Damage Deposit.

Excess Housekeeping Fees will also be taken from the Damage Deposit (see #7 below).

The balance of the damage deposit will be refunded within 14 days of the end of your stay.

5. Rules and Conditions of Use.

- Gatherings of more than 20 people on the Property require special written permission from the Owner. The granting of such permission may depend on the type of gathering and the payment of additional charges or deposits.
- Locked areas such as the Owner's personal storage area and the garage are not included in the lease and are off limits.
- The fireplace is a non-vented propane gas log firebox. Please do not throw any paper or other combustible materials in the fireplace.
- Palmetto Bluff Club Short Term Rental Restrictions:
 - Guests may not utilize the member or Inn concierge for reservation assistance.
 - Guests are not permitted to utilize The Lodge or Boundary pool, and the fitness, and event facilities located there (includes Cole's, the bowling alley and game room). These are Member only facilities.
 - Guests are not permitted to utilize the Inn pool (pool behind the Inn).
 - Guests are not permitted to send personal packages to Montage Palmetto Bluff.
 - Guests are not permitted to bring personal all-terrain vehicles (ATV) or personal Golf Carts on property.
 - Guests are not permitted to bring personal trailers on property.
 - Guests are not permitted to bring / launch personal boats on property.
 - No more than two guest cars are permitted to park at the rental home. Additional cars are required to park in designated public parking provided throughout the community.
 - Recreational vehicles are not permitted to park at the rental home.
 - Loud music or noise must be discontinued by 10 p.m.

6. Maximum Occupancy. The maximum number of guests is limited to (8) eight persons for the house and (10) ten if the Guest House is also reserved.

7. No Daily Housekeeping Service. While linens and bath towels are included in the home, daily maid service is not included in the rental rate. However, it is usually available at an additional rate. We do not permit towels or linens to be taken from the home.

IT IS EXPECTED THAT YOU WILL LEAVE THE HOME IN THE SAME OR SIMILAR CONDITION THAT IT WAS IN WHEN YOU ARRIVED. IF YOU LEAVE A MESS (EXCESS DIRTY DISHES, FOOD ON COUNTERS, TRASH OVERFLOWING, ETC. YOU WILL BE CHARGED AN ADDITIONAL HOUSEKEEPING FEE OF \$50 PER HOUR ABOVE AND BEYOND THE CLEANING FEE. THIS FEE WILL BE TAKEN FROM YOUR DAMAGE DEPOSIT.

8. Parking. Parking is limited to two (2) vehicles on site behind the home. Parking on the shared brick paved parking pads located throughout the Community is also permitted and

there are parking pads located directly beside and across from the home and on the side streets on both sides of the home (these are the brick paved pads that look as if they belong to the homes they are located beside but they aren't. They are shared parking for the Community and Guests at large).

Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Please do not park on the street as you will be towed.

Golf carts are to be parked behind the home or on the brick paver pads located throughout the Community. Under no circumstances are golf carts to be parked in front of the home on the sidewalk or the grass. (We usually park our bikes and Golf Cart behind the Garage and park our cars on the brick paved areas as we rarely use our cars while there but always use the bikes and golf cart(s)).

9. Waiver of Claims. You release Owner and Owner's, employees, agents and servants from, and waive all claims for, damages to person or property sustained by you, or by any other person, resulting directly or indirectly from any casualty, cause or any existing or future condition, defect, matter or thing in or about the Property, or from any equipment thereon, or from any accident in or about the Property, or from any act or neglect of any other person, including Owner, Owner's employees, agents and servants.

10. Indemnity by You. You agree to indemnify, defend and hold harmless the Owner and its employees, agents and servants from all claims, causes, actions, liabilities, damages, costs and expenses (including reasonable attorneys' fees) which may be imposed upon, incurred by or asserted against them by reason of: (i) the use of the Property by you; (ii) any act or omission by you or any invitee, guest, agent, contractor or employee of yours; and (iii) any failure on your part to perform or comply with any rule or restriction regarding the use of the Property.

11. Written Exceptions. Any exceptions to the above mentioned policies must be approved in writing in advance.

12. Travel Insurance. We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, go to www.InsureMyTrip.com for details and to purchase.

13. Hurricane or Tropical Storm Policy. No refunds will be given unless:
- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
 - A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
 - The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

14. Entire Agreement. This Agreement contains the entire agreement between the parties hereto.