



Vacation Rental Terms & Conditions

RENTAL PERIOD AND OCCUPANCY

Check-in time is 4 p.m. Check out time is 10 a.m. Early arrival or late departure times are available, subject to availability - additional charges may apply. Occupancy is set at two people per bedroom plus an additional two people if there is a sofa sleeper. Guests may not exceed this limit. It may be necessary for staff or agents of Global Marketing Services, Inc. to enter the premises in order to perform routine maintenance or repairs.

Travel Protection

For your convenience, all online reservations automatically have Travel Protection added into their total booking charge at a rate of 7.5% of the total charge. Acceptance of the terms and conditions is acceptance of Travel Protection. Please note, Travel Protection is non-refundable. If you do not wish to have Travel Protection on your reservation, you MUST note this in the comment section of your reservation. Travel Protection must be paid at the time of the reservation. See below for details.

Liability Limitations

The rental address may change without notice due to circumstances beyond our control. If this occurs, a property of similar or upgraded standard will be substituted. Parents must at all times, supervise children when using pool facilities and the facilities of the development. Global Marketing Services, Inc. its agents or homeowners accept no responsibility or liability for failure of equipment in the rental property. After notification of equipment failure, Global Marketing Services, Inc. will rectify the problem in a reasonable and timely manner. Global Marketing Services, Inc. is not responsible for any lost or stolen items and is not responsible for any items left behind by guests.

Rental Payment

Full payment for rental is required no later than 30 days prior to arrival date. If paying by credit card, your card will be charged at this time unless other arrangements are made. If payment is not received, your reservation will be cancelled and your deposit will be forfeited.

Pets and Smoking

All of our homes are non-smoking and are non-pet friendly. Outside areas are designated for smoking. If we find there has been smoking or a pet in the home, there will be a minimum charge of \$250 to shampoo carpets/upholstery and for dry cleaning.

Security Deposit

A \$335 deposit is required at the time of reservation of which \$85 is a Property Protection and Processing Fee. The Property Protection Fee (\$60) is a damage waiver that will cover up to \$1,500 for accidental or inadvertent damages. Please be advised that intentional damage or gross negligence are the responsibility of the guest and are not covered by this waiver. The Processing Fee (\$25) covers administrative/reservation costs. A credit card number must be given for all reservations to act as a security deposit. This credit card number will be charged if items are stolen or damaged (see above) in the rental property. The property should be left reasonably clean. If the property is not left in a suitable condition, it may be necessary to charge the credit card for costs to cover extra cleaning.

Indemnification

Guest hereby agrees to indemnify and hold Global Marketing Services, Inc (dba, Global Resort Homes) harmless for injuries or other losses to Guest and other persons and property that may occur in connection with Guest's use of the Premises. Guest further agrees that, as agent for the owner of the Premises, Global Marketing Services, Inc. has no control over the condition of the Premises and, furthermore, that Global Marketing Services, Inc. is not under any obligation to accept for safekeeping any moneys, securities, jewelry or other articles of personal property belonging to Guest, nor is Global Marketing Services, Inc. liable for any loss in connection with any such items, or for providing security for the Premises. Global Marketing Services, Inc. will cooperate in forwarding any complaint or concern of Guest to the owner of the Premises, but shall not be obligated to correct any condition or hazard associated with the Premises.

Cancellation*

All cancellations must be received in writing and are subject to the following penalties:

More than 45 days before arrival date = \$85.00 non-refundable deposit.

30-45 before arrival date = \$335.00 non-refundable deposit.

Less than 30 days before arrival date = 100% cancellation charge.

*Please consider Trip Insurance to protect against unforeseen cancellations.

Travel Protection Details

Travel Protection pays for forfeited, non-refundable, unused payments or deposits due to:

Sickness or injury of the paid guest, a travel companion or family member
Death of the paid guest, a travel companion or family member
Weather conditions causing delay or cancellation of travel by common carrier
Cancellations or delays caused by common carrier due to labor strikes or insolvency
Guest's home residence made uninhabitable
Being involved in a traffic accident en route to departure
Hurricane causing cancellation of travel to guest's destination
Required to serve jury duty
Involuntary termination of employment or layoff
A terrorist act in guest's departure or destination city causing cancellations or delays by common carrier

The effective date is the date the premium is paid. Coverage must be purchased at time of reservation.

Covered sickness/injury must be evidenced by proof of Doctor's visit

Supporting documentation must be evidenced for coverage noted above

All delays and cancellations of common carrier noted above must apply to the actual flight of the paid guest

If Travel Protection is redeemed, the guest will be charged the amount of travel protection plus the \$85 non-refundable deposit.