

JPS VACATION RENTALS

RENTAL POLICIES, TERMS & CONDITIONS

Renter must be 30 years of age to rent and check-in.

DEPOSITS & PAYMENTS

- ❖ For all reservations, a deposit, equal to 20% of the reservation, is due and payable to JPS Vacation Rentals at the time of booking your reservation. A credit card is required for the deposit.
- ❖ Final payment is due 60 days before your arrival.
- ❖ For reservations made within 60 days of your arrival, 100% of the reservation is due in full.

CANCELLATIONS & REFUNDS

- ❖ A refund minus a \$50 administrative fee will be granted for cancellations prior to 60 days before arrival. Within 60 days of arrival, the funds paid are non-refundable, but may be applied to a future reservation. If vacation is rebooked with JPS Vacation Rentals, a refund will be issued.
- ❖ All notice of cancellation must be in writing.
- ❖ Should the owner of any property elect to remove their property from our rental program, the guest shall not hold JPS Vacation Rentals liable. In such an instance, the guest will be relocated to comparable accommodations determined by JPS Vacation Rentals. If comparable accommodations are not available, the guest will receive a full refund.
- ❖ JPS Vacation Rentals is not responsible for events beyond our control (I.E. inclement weather, maintenance issues). Optional travel insurance may be purchased. Travel insurance guarantees that in the event of a medical emergency or weather hindrances, you will receive a full refund, less the administration fee.

TRAVEL INSURANCE

- ❖ You take the time to plan an unforgettable vacation, but unfortunately, things do not always go as planned. To protect your trip, we are happy to offer you trip cancellation/interruption insurance through Red Sky. While this insurance is optional, it is highly recommended. Be aware that as of March 21, 2020, COVID-19 is considered a foreseeable event and its impacts to travel are not covered under this insurance plan. For more information regarding COVID-19, checkout the coverage alert here: <https://www.trippreserver.com/covid-coverage/>.
- ❖ Please note that pre-existing health conditions may not be covered. If a tropical system has been upgraded to a Hurricane prior to your purchase of the insurance, it is not covered. No refunds will be made in the event of a hurricane if guest does not purchase this insurance. The insurance premium is non-refundable and non-transferable. For questions concerning our travel insurance offering, please call Red Sky directly at 866-889-7409. Visit <https://www.trippreserver.com/products/sun-trip-preserver/> for more information.

FEES

- ❖ A non-refundable 3% processing fee will be added to each reservation. A fee of \$35.00 will be charged for all returned checks.

DAMAGE PROTECTION

- ❖ In lieu of a Security Deposit, Renter agrees to pay a Damage Protection Fee of \$100. It covers up to \$1,000 in ACCIDENTAL damage during the stay. Any damages deemed intentional will be charged to the credit card on file. Renter hereby authorizes JPS Vacation Rentals to charge the credit card for the cost of repairs, replacement, services or extra cleaning for all damage, breakage and/or loss incurred during his/her stay. In the event of damage to the premises, its equipment, furniture, or carpeting, Renter shall be responsible for damage costs that are not considered accidental. Documentation detailing damages and charges will be provided to the guest.
- ❖ If you are looking to bring your furry family member on vacation with you, just call us to inquire about which rentals we can provide for you! There will be an additional non-refundable pet fee of \$100. Please be courteous to others and pick up after your pet.

CHECK-IN / CHECKOUT

- ❖ Upon receipt of your payment, your reservation confirmation will be emailed to you.
- ❖ Check-in is between 3:00PM and 8:00PM on your arrival date. Please let us know if you will be arriving late. Most of our properties are keyless entry. You will receive the door or lock box code on the date of arrival.
- ❖ Check-out is at 10:00 AM. NO EXCEPTIONS without prior approval (day before, not morning of)! Renter and Renter's entire party must vacate the property no later than 10:00 AM. Failure to check out on time could result in a \$25 per hour late fee.

PAYMENTS

- ❖ We accept the following credit cards: American Express, Visa, MasterCard, and Discover. Call us regarding other forms of payment.
- ❖ We require a 20% deposit at the time of booking and the remaining balance is due 60 days before your arrival.

LENGTH OF STAY

- ❖ Our minimum length of stay varies by property. Most of our rentals require at least 3 nights; however, some properties require 3-7 night stays.
- ❖ During holidays and our high season, minimum length of stays are subject to change.

MAXIMUM OCCUPANCY

- ❖ Each property has a specific maximum occupancy. Look at the maximum number of guests allowed in the properties before making your reservation.
- ❖ This policy is strictly enforced.

GATHERINGS

- ❖ Our properties are located in residential areas and are rented for personal vacation use only.
- ❖ Parties and other large gatherings are not allowed.
- ❖ Violators risk forfeiture of their deposit, rental fees, and eviction.

HOME & CONDO EQUIPMENT

- ❖ All homes and condos are privately owned and equipped for basic vacation needs. Bed linens, and towels (one per person that the unit sleeps) are provided. Kitchen utensils and a starter supply of soap and paper products are available in all rentals.
- ❖ You will need to bring or purchase additional supplies.
- ❖ Maintenance problems in the home or condo will be handled in a timely and professional manner.

- ❖ The rental rate will not be adjusted due to any malfunction of equipment, which includes TV's, VCR's, DVD's, air condition units, hot water heaters, stoves, refrigerators, door locks, etc.

NO SMOKING

- ❖ ALL of our rentals are smoke free.
- ❖ Renters found to be smoking in the property will be assessed a \$200 fine.

PET POLICY

- ❖ Some of our properties are pet-friendly with PRIOR APPROVAL and an ADDITIONAL PET FEE. Please ensure the property you are interested in is pet-friendly before confirming your reservation.
- ❖ There is a 2-pet limit per property.
- ❖ Our pet fee is a one-time \$100 fee per reservation. Please note the pet fees for some properties may differ.
- ❖ JPS Vacation Rentals, Inc. reserves the right to change our pet fees at any time.
- ❖ FAILURE to pay the required pet fee could result in an additional fine on top of the original pet fee.

CLEANING

- ❖ Renter agrees to maintain the cleanliness of the premises during the occupancy and to leave the premises thoroughly clean and in a good condition upon departure.
- ❖ If there is any excess cleaning that goes above and beyond the normal use of the unit, there will be an additional \$50 cleaning fee charged.

ADDITIONAL PROVISIONS

- ❖ A representative of JPS Vacation Rentals may enter the premises at any time in the event of emergency.
- ❖ JPS Vacation Rentals will use its best efforts to give 24-hour notice for normal maintenance or sales inspections.

DISCLAIMER

- ❖ The Renter agrees that JPS Vacation Rentals shall not be liable to Renter, Renter's guests, invitees or any other person for any injury, loss or damage to any person or property on or about the rental premises.
- ❖ Renter shall hold JPS Vacation Rentals harmless and indemnified from and against all loss or damage occasioned by use, misuses or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the Renter, his/her guests or invitees.
- ❖ The Renter acknowledges that JPS Vacation Rentals, acting solely in the capacity of Agent for the property owner, assumes no liability thereunder.