

2 Tuckwell, Savannah, GA 31411. Phone 912-598-9076

1. CHECK-IN TIME IS AFTER 3:00 p.m. EST AND CHECKOUT IS 10:00 a.m. EST. No early check-ins. This agreement does not create a tenancy or residence. You must depart at the appropriate time.
 2. This is a NON-SMOKING unit.
 3. Pets are not permitted in rental units under any conditions.
 4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
 5. DAMAGE/RESERVATION DEPOSIT-A damage/reservation deposit of \$500.00 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to the unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay.
 - c. All debris, rubbish, and discards are placed in the outside trash receptacles, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are left on the kitchen table and unit is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. No early check-in or late checkout.
 - h. The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the Landings security company.
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1. PAYMENT-An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payment in the form of traveler's checks, bank money orders, cashiers' checks, or personal checks payable to Pam & Greg Fischer. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.
 2. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
 3. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel on hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
 4. MAXIMUM OCCUPANCY – The maximum number of guests is limited to eight (8) persons. An additional charge of \$10.00 per person per night for guests in addition to eight (8) will be assessed.
 5. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.
 6. INCLUSIVE FEES – Rates include one-time linen – towel set-up. Amenity fees are included in the rental rate. Renter carries all burdens regarding personal charges at any of the clubs within the Landings during their stay.
 7. NO DAILY MAID SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate' however it is available at an additional rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
 8. RATE CHANGES – Rates subject to change without notice.

9. 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.
10. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
11. THE LANDINGS PASSES – Entry passes will be assigned to you for your visit. A pass is required for each car. Renters must display the entry pass on the dashboard at all times. Failure to display may result in towing of vehicle at renter's expense.
12. HURRICANE OR STORM POLICY – No refunds will be given unless:
 - a. The National Weather Service orders mandatory evacuations in a “Tropical Storm/Hurricane Warning area” and/or
 - b. A “mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning” area of residence of a vacationing guest.The day that the National Weather Service orders a mandatory evacuation order in a “Tropical Storm/Hurricane Warning,” area, we will refund:
 - a. Any unused portion of rent from a guest currently registered.
 - b. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
 - c. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the “Hurricane Warning” period.

By signing below, I agree to all terms and conditions of this agreement.

Signature _____

Date _____