

Cashiers Resort Rentals

Security Deposit Waiver Program

Description of Coverage

TERMS OF WAIVER

As an enrolled Covered Guest under this plan, staying at a Cashiers Resort Rentals (CRR) property, you will not be obligated to pay for theft or damage to covered real or personal property of the owner of the unit located within the rental unit that is occupied by the Covered Guest. If the Covered Guest purchases this plan, CRR waives the right to charge the Covered Guest for theft or damage to the unit as a result of your inadvertent acts or omissions during the duration of the Stay.

The maximum limit of this waiver of liability is \$3000 aggregate per Stay.

CONDITIONS

The Security Deposit Waiver plan has certain conditions and **does not include** liability for damage or theft resulting from:

1. Acts of God.
2. Intentional acts of a Covered Guest.
3. Gross negligence or willful and wanton conduct.
4. Any cause, if the Covered Guest does not report the damage to CRR staff in writing using the plan forms provided, by the time the Covered Guest checks out of the unit.
5. Normal wear and tear.
6. Theft without a valid police report
7. Damages caused by any pet or other animal brought onto the premises by a Covered Guest.
8. This plan does not cover loss of use of the covered property.
9. Coverage does not apply to theft or damage of any property owned by or brought onto premises by Covered Guests.
10. Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.

DEFINITIONS

1. Covered Guest: All registered guests and all persons booked to share the same unit of accommodations, who have elected to purchase the Security Deposit Waiver plan and have paid the required plan cost.
2. Stay: The stay at a CRR unit from the date of Covered Guests check-in to the date of check-out (maximum 90 days).

ADMINISTRATIVE PROCEDURES

All waivers of theft or damage will be administered by CRR staff at the property. Such staff will have authority to determine the nature and extent of damages, necessary repairs and eligibility for the waiver of liability described herein. The Covered Guest must report any theft or damage to the unit or its contents to CRR staff by the time of check-out or any otherwise applicable damage waiver for such Covered Guest will be void. The outside Administrator has the ultimate claim administration authority. Arbitration (only in Jackson Co. North Carolina) is required prior to litigation which must also take place in Jackson Co., NC.

TERMS OF COVERAGE

1. The plan takes effect upon check-in or registration on the booked arrival date to a CRR unit, together with receipt of payment of the plan cost prior to the time of arrival.
2. All coverage shall terminate upon normal check-out time of the CRR unit or the departure of the Covered Guest, whichever occurs first.

PROTECTION PLAN FEES ARE NON-REFUNDABLE

IMPORTANT NOTE: Payments for the Security Deposit Waiver plan will not be accepted after the guest has arrived at the property to check-in for the beginning of their Stay. Violation of any condition of the terms CRR voids the SDW Protection Plan. "Cashiers Resort Rentals Property Management" provides the SDW Protection plan. The financial obligations of Cashiers Resort Rentals to make the repairs or replacements required under this Waiver Plan are insured by a policy issued by Virginia Surety Company, Inc.

IF YOU ACCEPT THIS PROTECTION PLAN, THIS DOCUMENT BECOMES PART OF AND IS ATTACHED TO THE LEASE AGREEMENT PLAN FEE: \$40.00 Per Stay; \$60.00 for Stays over 30 days up to a maximum of 90 days.

CASHIERS RESORT RENTALS IS COMPENSATED TO PROVIDE THIS PROTECTION PLAN.

Plan is designed by MDM Group Associates, Inc.