

SAMPLE VACATION RENTAL AGREEMENT

Travel Insurance & Accidental Rental Damage Insurance Clauses

1. **TRAVEL INSURANCE:** Agent strongly urges each Guest to opt for Travel Insurance to cover potential financial loss. This includes Trip Cancellation & Interruption of up to \$100,000 of forfeited, non-refundable, unused prepaid payments or deposits for unforeseen complications that may cancel or interfere with your trip. During your trip the insurance includes Emergency Medical Transportation, Medical Expenses, Baggage Losses or Delays and more. Complete coverage details are outlined in the policy; see limitations and exclusions as stated. The coverage cost is 7% of the total rental charges and will be calculated and paid directly to Agent's affiliate, Diverse Protection Services LLC (DPS). Should it be necessary to file an insurance claim, Guest(s), not Agent, agree to be responsible for seeking reimbursement. Guest(s) agree to contact DPS directly at (443) 881-4014 for questions regarding this insurance coverage.

⇒ **Yes, I choose the added comfort of Travel Insurance for a charge of 7% of the total rental charges. I further authorize Agent, on my behalf, to purchase the Travel Insurance on my VISA or MasterCard.**

Initials _____

⇒ **Yes, I choose Travel Insurance but prefer to order directly through Diverse Protection Services LLC. Please provide ordering instructions.**

Initials _____

⇒ **No, I decline Travel Insurance: Initials _____**

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2. **SECURITY DEPOSIT PAYMENT:** Guest(s) agree to pay the Security Deposit Payment no later than 30 days prior to arrival, in either of two ways:

- A. Non-refundable Accidental Rental Damage (ARD) insurance premium of \$69.00 to cover accidental damage claims of up to \$3,000.00. Complete coverage details are outlined in the policy; see limitations and exclusions as stated. The ARD premium is payable directly to our affiliate, Diverse Protection Services LLC, by VISA or MasterCard only.
- B. Refundable Security Deposit payment of \$3,000.00, plus tax.

⇒ **Yes, I choose to pay the \$69.00 non-refundable ARD insurance premium in lieu of the Security Deposit. I further authorize Agent, on my behalf, to purchase the ARD insurance on my VISA or MasterCard.**

Initials _____

⇒ **No, I choose to pay the refundable Security Deposit of \$3,000.00, plus tax.**

Initials _____

3. **SECURITY DEPOSIT:** Security deposits may be applied to actual damages caused by Guest(s) as permitted under the **North Carolina Tenant Security Deposit Act**. Agent will be reimbursed for damages, up to \$3,000.00, by either of the following:

- A. Accidental Rental Damage (ARD) insurance, if covered under the terms of the policy. Should it be necessary to file an ARD insurance claim, Agent, not Guest(s), will be responsible for seeking reimbursement.
- B. Deduction from the Guest(s) refundable Security Deposit.

4. **DAMAGES:** Immediately upon arrival, Guest(s) agree to notify Agent of any noticeable damages or conditions requiring repair or maintenance. Guest(s) agree to be responsible for any damages to the premises during their rental stay. This includes damages to the furnishings and household items that result from the action or inaction of Guest(s) or their invitees, excluding normal wear and tear. Guest(s) further agree to reimburse Agent for collection costs, if necessary, and reasonable attorney's fees. After Guest(s) departure, the property is inspected and inventoried for damages and missing items. **North Carolina law allows forty-five (45) days from departure date for damages to be assessed and billed or accounted to Guest(s).**

Guest(s) agree that if they do not report all losses or damages to Agent no later than the departure date, all claims under the Accidental Rental Damage (ARD) insurance, if elected, are excluded, and will therefore be the responsibility of Guest(s).

Initials _____