

# SUNSET NIGHTLY RENTALS

## RENTAL POLICIES

**Payment of Rent.** Rental payments may be paid in full at time of reservation or paid by making an Advance Reservation Payment. The Advance Reservation Payment of approximately 50% must be made within 10 days of the reservation to confirm your stay. The remaining balance must be paid within 30 days prior to your arrival. Amount paid will be credited toward your total rental amount. We accept personal check, traveler's check, bank money order, and credit card. When paying by credit card, your card will be charged the date your reservation is made. By accepting the reservation and making payment by credit card, you are hereby agreeing to the credit card charge, making it legal and binding and a signature is no longer needed. A \$40 charge will be added on all returned checks. A credit card must be provided in the case of any damages assessed to your account after departure. A \$25 reservation fee will be charged when the reservation is made.

**Cancellation.** A \$100 cancellation fee will be charged on all cancelled reservations. Any Advanced Reservation Payment will be refunded except for the Cancellation Fee, if you notify us of the cancellation 30 days prior to your arrival date. If you do not cancel your reservation within these dates, your Reservation Payment will be forfeited. You may request trip insurance at the time of your reservation to avoid total forfeiture of your Reservation Payment(s).

**Transfer of Reservation.** A reservation may be transferred to another property we offer, 30 days prior to the original arrival date. The balance of the reservation must be paid in full at the time of transfer. A \$50 transfer fee will be charged on all transfers.

**Check In Time - 4:00 PM CST.** Early Check In is available based on availability as early as 12:00 PM CST, at 25% of the daily rental rate. In some cases, access to your unit may be unavoidably delayed due to cleaning or issues with maintenance. No discounts will be offered due to a late Check In.

**Check Out Time - 10:00 AM CST.** Late Check Outs are available based on availability up to 3:00 PM CST at 25% of the daily rental rate. Please review the Check Out Procedures located in the Guest Book at the property prior to your departure.

**Guest Services.** We are pleased to recommend activities or itineraries at no cost. In addition, we will assist you in reserving tickets to local shows and attractions. Tickets or vouchers purchased through Sunset will be delivered directly to your property for a fee of \$15.

**Weather.** Sunset Nightly Rentals will not refund rents or deposits due to cancelled or shortened stays because of weather. Departures due to weather do not warrant refund of rent or deposit.

**Housekeeping.** The property is stocked with an initial supply of paper products, hospitality items, dish and laundry detergent. Please bring your own beach towels. Do not remove towels, sheets, blankets, furniture or any other items. You may request daily housekeeping service for an additional fee. Please review the Check Out Procedures located in the Guest Book at the property prior to your departure.

**Maintenance Problems.** Report any maintenance problems immediately to Sunset Nightly Rentals at 877-784-4614. Please do not leave windows or doors open if the furnace or the A/C is on.

**Agent for Owner.** Sunset Nightly Rentals serves as the agent for the owner of the rental property.

**Property Rules and Regulations.** Please read all rules and regulations governing the use of the property. Failure to comply can result in eviction. Please review the Guest Book located at the rental

property for your convenience. If evicted for not following the rules, it will result in forfeiture of all rental payments and deposits.

**Attorney's Fees:** In the event that we engage legal counsel for the enforcement of any of the Rental Policies, whether such employment shall require institution of suit or other legal services required to secure compliance on your part, you shall be responsible for, and shall promptly pay to, Sunset Nightly Rentals the reasonable value of said attorneys' fees and court costs. This transaction shall be governed by and construed with the laws of the State of Missouri, and venue for any cause of action arising out of or in connection with this transaction shall solely be in Jackson County, Kansas City, Missouri.

**Fines.** Sunset Nightly Rentals reserves the right to assess a minimum fine of \$50 to the card on file for infractions or behavior not in compliance with the policies and rules. By booking a reservation with us, you are stating you have read, fully understand and agree to the Rental Policies and Property Rules provided.

**Damage.** Some properties require you purchase the *\*Security Deposit Protection Plan* or make a \$500 deposit on your rental. Deposits are returned within 30 days of check out less any charges assessed for damages. If you do not choose to purchase the *\*Security Deposit Protection Plan* on properties that do not require it or a deposit, the cost of repairing, restoring, or replacing any damage to the walls, woodwork, floor, or any other part of the unit, the furniture or fixtures, the buildings, or any common area, caused, in part or in whole, by you or your guests will be charged to you. You shall promptly report to Management any inoperation of, damage to, or injury to the unit, or any portion thereof or appliances therein, including stoves, refrigerators, electrical fixtures, plumbing fixtures, walls, ceilings, woodwork, carpets, drapes, windows, and any other part of the unit, building, or common area. Upon discovering any damage, Management will immediately charge your credit card on file One Thousand Dollars (\$1,000), and by entering the property, you authorize such charge. Once bids are received to remedy the damage, the bid amount will be retained by Management if less than One Thousand Dollars (\$1,000), and the difference will be refunded to your card as a credit. If the bid amount exceeds One Thousand Dollars (\$1,000), the balance is due from you within ten (10) days of Management's demand. Decisions of Management shall be deemed final with respect to identifying damage and the charge to remedy the same.

**Pets.** Only in designated "Pet Friendly" properties will pets be allowed. Sizes, number and breed restrictions vary, based on property rules and regulations. You will be required to purchase the *\*Security Deposit Protection Plan* or make a \$500 pet deposit. If any damages or any extra cleaning occurs, then the renter will be held responsible. If any pets are found in non-pet friendly properties, you will be held responsible for the charge to clean the carpet and furniture in the rental property in addition to a \$150.00 fine. Deposits will be refunded within 30 days of check out less any charges assessed for damages.

**Smoking. All units are NON-SMOKING.** If you smoke in a non-smoking unit, you will be held responsible for the charge to deodorize and clean the carpet and furniture in the rental property in addition to a \$150.00 fine.

**Key & Amenity Pass Policy.** Make sure all doors to the property are locked when you are not at the property. Any lost key will result in a charge for re-keying the entire rental property. If you lock yourself out of the unit call 877-784-4614. A lock out fee of \$50.00 will be charged to you. The key to the rental property must be placed back in the lockbox at all times. Any amenity pass that has to be replaced is \$50 and will be charged to the card on file.



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**Maximum Number of Guests.** The maximum number of guests will be based on the governing authorities recommended maximum occupancy guidelines for that location. Guests who exceed the maximum will be charged \$50 per person per day.

**No Subletting.** The rental property may not be a sublet. Your reservation is not transferable to any other party.

**Minimum Age Requirement.** No units will be rented to anyone under the age of 21. A parent or guardian must accompany anyone under this age, and the parent or guardian must be staying in the unit at all times. Reservations made under false pretenses of any kind will result in eviction and the forfeiture of all rental payments and deposits.

**No Underage Drinking/Firearms/Drugs.** If Sunset Nightly Rentals is made aware of any underage drinking, firearms or drugs on the property it will be reported to the authorities and will result in eviction and the forfeiture of all rental payments and deposits.

**Noise.** Each person shall have due regard for the comfort, convenience, and pleasure of the other occupants of the community. In this connection, no person shall commit nor permit the permission of any nuisance, including, but not limited to, the making of excess noise, playing of stereos, televisions, radios, or any other noise-making or entertainment instrument at a volume which Sunset Nightly Rentals, in its sole discretion, deems excessive. The public use of profane and/or abusive language in or about the unit or complex is prohibited. No person shall commit or permit in or near his unit, any act or carry on or permit the carrying on of any activity which is in violation of any state law, city ordinance, or law of the United States.

**Security of Personal Property.** Sunset Nightly Rentals is not responsible for any acts of vandalism or theft, or other damages to personal property or for personal items left by a guest in the rental property after check out.

Sunset Nightly Rentals, Inc. will not discriminate against any individual because of race, color, religion, sex, age, familial status, national origin or disability.

Thank you in advance for your cooperation and respecting the rental property you have reserved.

For questions or concerns, call toll free 877-784-4614

*\* The Security Deposit Protection plan covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to check-out. The policy will pay a maximum benefit of \$1,500. Any damages that exceed \$1,500 will be charged to the credit card on file. If, during your stay at one of our Rental Properties, an Insured Person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of \$1,500. Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the Certificate of Insurance or Insurance Policy. The Security Deposit Protection can be purchased up to, and including at, check-in. **By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Sunset Realty Services any amount payable under the terms and conditions of the Security Deposit Protection. Please contact Sunset Realty Services directly if you do not wish to participate in this plan or assignment.***

