

Security Deposit Alternative

If you would like to have your Security Deposit waived, you may purchase the Security Deposit Alternative for \$45. This is a non-refundable fee due with your initial payment and must be paid prior to taking occupancy of the property. Under this plan, you will not be held responsible to pay for accidental loss or damage to the rental property as a result of your inadvertent acts or omissions up to \$3000.00.

Purchasing this plan in lieu of the traditional Security Deposit does not negate your responsibilities as a guest in the owner's home or of your checkout duties.

The plan does not cover intentional acts of destruction. Any willful destruction of property or failure to perform departure duties may result in additional repair or cleaning fees. You must notify Access Realty of any damage or theft at the property during your occupancy or this plan is void.



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Security Deposit Alternative



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Terms of Alternative

As an enrolled Covered Guest under this alternative, staying at an **Access Realty** property, you will not be obligated to pay for theft or damage to covered real or personal property of the owner of the rental unit located within the rental unit occupied by the Covered Guest. If the Covered Guest purchases this alternative, the property manager waives the right to charge the Covered Guest for theft or damage to the unit as a result of their inadvertent acts or omissions during the duration of their Stay. The maximum limit of this alternative of liability is \$3,000 aggregate per Stay.

Conditions

The Security Deposit Alternative has certain conditions. The alternative will 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 **Access Realty** staff in writing using the alternative 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. This plan does not cover loss of use of the covered property;
8. Coverage does not apply for theft or damage to any property owned by or brought onto the premises by a Covered Guest;
9. Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.

Definitions

"Covered Guest" - all registered guests and all persons booked to share the same unit of accommodations, who have elected to purchase the Security Deposit Alternative and have paid the required alternative cost.

"Stay" - the stay at an **Access Realty** unit, from the date of a Covered Guest's check-in to the date of check-out (maximum 90 days).

Administration

Procedures

All waivers of theft or damage will be administered by **Access Realty** staff at the property. Such staff will have the sole 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 **Access Realty** staff by the time of checkout or any otherwise applicable damage waiver for such Covered Guest will be void. The

property manager has ultimate claim administration authority. Arbitration is required prior to litigation.

Terms of Coverage

1. The plan takes effect upon check-in or registration on the booked arrival date to an **Access Realty** unit, together with receipt of payment of the plan cost at or before check-in.
2. All coverage shall terminate upon normal checkout time of the **Access Realty** unit or the departure of the Covered Guest, whichever occurs first.

SECURITY DEPOSIT ALTERNATIVE FEES ARE NON-REFUNDABLE

IMPORTANT NOTE: Payments for the Security Deposit Alternative will not be accepted after the guest has entered the property for the beginning of their Stay. Violation of any condition of the terms of Access Realty voids this plan.

Access Realty provides the Security Deposit Alternative.

IF YOU ACCEPT THIS ALTERNATIVE PLAN, THIS DOCUMENT BECOMES PART OF AND IS ATTACHED TO THE LEASE AGREEMENT.

PLAN FEE: \$45/Stay (1—30 days); \$60/Stay (31—90 days).