



Rental Guardian Damage Protector - PLAN II

TERMS OF WAIVER

As an enrolled Covered Guest under this plan, staying at a Rental Guardian partner Property Management 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 that is occupied by the Covered Guest. If the Covered Guest purchases this plan, Rental Guardian partner Property Management company waives the right to charge the Covered Guest for theft or damage to the unit as a result of your inadvertent acts or omission during the duration of the Stay. The maximum limit of this waiver of liability is **\$3,000** aggregate per Stay.

CONDITIONS

Rental Guardian plan has certain conditions. The plan 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 Rental Guardian partner Property Management staff in writing using the plan forms provided, by the time the Covered Guest checks out of the unit or within the required Rental Guardian reporting timeline
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 of 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 Rental Guardian plan and have paid the required plan cost.

Stay: The stay at a Rental Guardian partner Property Management unit from the date of Covered Guests check-in to the date of checkout (maximum 90 days).

ADMINISTRATIVE PROCEDURES

All waivers of theft or damage will be administered by Rental Guardian partner Property Management 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 Rental Guardian partner Property Management staff by the time of checkout or any otherwise applicable damage waiver for such Covered Guest will be void. The Claim Administrator has the 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 a Rental Guardian partner Property Management unit, together with receipt of payment of the plan cost at or before check-in.
2. All coverage shall terminate upon normal check out time of the Rental Guardian partner Property Management unit or the departure of the Covered Guest, whichever occurs first.

PROTECTION PLAN FEES ARE NON-REFUNDABLE

IMPORTANT NOTE: Payments for the Rental Guardian plan will not be accepted after the Covered Guest has entered the Rental Guardian partner Property Management unit for the beginning of their Stay. Violation of any condition of the terms of Rental Guardian partner Property Management voids the Rental Guardian plan. Rental Guardian partner Property Management provides the Rental Guardian plan. The financial obligations of Rental Guardian partner Property Management to make the repairs or replacements required under this plan are insured by a policy issued to Rental Guardian Holdings, LLC.

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

PLAN FEE: As determined by the Property Management company

THIS AGENCY IS COMPENSATED TO PROVIDE THE RENTAL GUARDIAN PLAN

Plan is designed by: Rental Guardian Holdings, LLC

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