



Rental Agreement – House Rules

Review of our rental agreement is a requirement of renting.

Rental Terms and Conditions

ADDRESS: *The Villa on Meridian* is located on South Meridian, Indianapolis, IN 46225. To avoid Internet rental scams, we only provide the precise property address after a booking has been completed and payment received.

Phone: Property manager Kim's Cell: (612) 232-8078, Owner Jerry's Cell: (612) 210-6420.

CHECK-IN/CHECK-OUT TIMES ARE FIXED

Check IN: Any time after 3:00 pm (Strict). We provide one hour earlier than standard (4:00) to allow for the potential for early check in requests.

Check OUT: Before 12:00 pm (Strict). We provide one hour later than standard (11:00), to accommodate in advance for late check out requests.

Please do not ask for exceptions. We try to go above and beyond to accommodate our guests, however we cannot alter check-in and check-out times. The above times are non-negotiable. This allows ample time to make thoroughly clean and sanitize before and after your stay. If our times do not work for your trip, it would be best to locate another location that can accommodate your needs.

These are NON SMOKING units. PETS are NOT permitted under any conditions.

Rates subject to change until reservation is confirmed with 1st payment.

PROTECT RENTER/OWNER FROM FRAUD

Owner Info

Indy Luxury Rentals, LLC is operated by Jerry Wade. He can be found on the Internet as follows:

- www.indyluxuryrentals.com Facebook: Jerry B Wade, LinkedIn: Jerry Wade

Financial Rental Scams

Financial scams have become prevalent with vacation rentals. On certain bookings identification verification may be required.

Requested Renter Background Info

Identification verification may be done via an outside service such as Autohost or Safely. In some cases, this may be done by the renter sending us a PDF/.jpg/.png of their driver's license. In addition to driver's license, we may also require viewing the renter's Facebook or LinkedIn profile.

Note: We Only Rent to Guests at Least 24 Years Old. By renting you are accepting all agreement terms and hereby certify that you are at least 24 years of age. Any one found to be younger than this age is subject to loss of damage deposit, termination of agreement without refund and/or eviction from premises.

MINIMUM STAY – This property requires a two (2) night minimum stay. Longer minimum stays may be required during holiday periods or special events.

OVERNIGHT CAPACITY RULES

The maximum overnight capacity on the rentals are:

- House: 14
- Penthouse: 8
- Carriage House: 8
- Entire Property: 30

If it is discovered that you have exceeded these limits, a 50% of your damage deposit will be forfeited.

EVENTS AND ENTERTAINING (INSIDE)

The maximum number of total guests allowed inside the rentals is as follows:

- House: 20
- Penthouse: 10
- Carriage House: 10
- Entire Property: 40

EVENTS AND ENTERTAINING (OUTSIDE)

Since there are three rental units, unless you have rented all three units, you must allow for accommodation and use of the outside areas by guests of other units. If you are looking for exclusive use of the outside garden and entertainment areas, you must rent all three units.

SPECIAL NOTE ON UNACCEPTABLE BEHAVIOR

If it is discovered that “excess parties” have taken place and/or cleaning and damage goes beyond what we consider is acceptable, the damage deposit is subject to entire forfeiture.

CHECK OUT PROCEDURES - BEFORE 12:00 pm (Strict)

Our cleaning crew will arrive at 12 noon.

We provide one hour later than is standard (11:00), to accommodate in advance for late check out requests.

- Place all trash in trash cans next to Carriage House.
- Sinks empty. Set dishwasher to run.
- Leave towels on floor and lines on the beds.
- All items removed from fridge.
- Rental Unit is left locked. If doors are found unlocked or open damage deposit will be forfeited.
- Leave parking passes inside the unit before departure.
- All furniture should be back in original locations. Plug back in any items you unplugged to plug in your own items.
- 12:00 pm Check-Out time is non-negotiable. This allows ample time to thoroughly clean and sanitize before and after your stay. Cleaning fee does not cover dirty dishes, collecting trash, or mess clean up.
- **PER LEASE AGREEMENT YOU MAY LOSE PART/ALL OF DAMAGE DEPOSIT IF YOU DO NOT FOLLOW ABOVE CHECK-OUT PROCEDURES**

DAMAGE DEPOSIT

At time of booking, you will see a refundable damage deposit. When you book via VRBO this will be part of your second payment. The deposit is separate from rent. Damage deposit is fully refundable within (14) days of departure, provided the following provisions are met:

- No damage/theft is done to unit or its contents, beyond normal wear and tear.
- Fire Pit is not damaged due to cooking items or burning other items that fall in.
- No charges are incurred due to contraband, pets or fees associated with the collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster.
- All soiled dishes are placed in the dishwasher, run dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens or towels are lost or damaged.
- No water damage due to not using shower curtains, closing shower doors, clogging toilets, sinks, etc.
- Parking passes are left inside the unit upon departure.
- No early check-in or late checkout, unless prior arrangements have been made.

- TV movie rentals are prohibited. If charges are later discovered a deduction equal to 4x the rental amount will be deducted from the damage deposit.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by Indy Luxury Rentals.
- There is NO SMOKING in our properties. If we find that you have smoked, there will be a minimum \$400 fine charged. If you smoke outside, please dispose of your cigarette butts properly in the trash.
- There are no pets allowed. If you bring an unapproved pet, or a family member shows up with one, please give us a call immediately. If you fail to give us a call, and we find out about your pet after you leave, you will be charged a minimum \$400 fine.
- If it is found that feminine products have been flushed and clog the pipes, you could be charged damages of up to two hundred dollars (\$200).

PAYMENTS (Made via the VRBO/HomeAway payments system, AirBnb, or Direct Book. Refer to VRBO/AirBnb websites for details on how they process payments.)

CANCELATIONS (Daily Renters)

- Refer to the website you rented with for details on how cancelations are handled. This is fully described prior to booking.

PARKING

There are three rental units. Below is the parking provided:

House: TWO cars can occupy the LEFT side of the driveway. ONE street pass is located in the unit for parking on Norwood Street. Total of THREE cars. In driveway, it is a tight fit, so you must park as far to the left as possible to make room for the guest cars on the RIGHT.

Carriage House: ONE car in front of Carriage House. TWO street passes located in the unit for parking on Norwood Street. Total of THREE cars.

Penthouse: TWO cars can occupy the RIGHT side of the driveway. One street pass is located in the unit for parking on Norwood Street. Total of THREE cars. In driveway, it is a tight fit, so you must park as far to the RIGHT as possible to make room for the guest cars on the LEFT.

All guests need to honor the parking policy to ensure an excellent rental experience for each group. If you know in advance that you'll need additional parking, please contact Jerry or Alex directly to discuss options.

STREET PARKING: On Meridian, there is metered parking, which is not enforced at night.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it may available at an additional rate, upon special request.

FIREPLACES – There are no operational fireplaces. If you see one, do not touch it.

SHOWERS AND BATHTUBS

Be careful when using showers. Please make sure you use shower curtains and keep shower doors closed. If you get water on the floor, please attend to it immediately to ensure that damage does not take place. If you see that damage has occurred, you must make the owner aware of the issue asap. Not using shower curtains and/or keeping shower doors closed will result in full loss of damage deposit.

Feminine products should never be flushed down a toilet and will cause damage and result in loss of damage deposit.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, the party will not be permitted to check in and will be turned over for complaint to the appropriate authorities.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

WATER AND SEWER –DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime.

STORM POLICY/ROAD CONDITIONS– No refunds will be given for storms. We do not refund due to road conditions.

MISC.

You are expected to take out the trash, clean the kitchen including all dishes used and leave the house orderly. Trash goes in trashcans in the driveway.

In order to protect your belongings and the contents of the unit please keep the door locked whenever you are not present in the unit.

No candles/fires/incense.

TRAVEL INSURANCE – We highly recommend all guests purchase travel insurance. If you wish to purchase travel insurance, select this as part of your booking process (if available), or via other methods on your own.

ACCIDENTS and PERSONAL INJURY

All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

ELECTRONIC AGREEMENT

By renting, you acknowledge the following:

- I hereby give permission to charge my credit card for the amounts agreed to. I agree that all rental monies are subject to cancellation policy stated at time of rental.
- I have read my rights to purchase travel insurance.
- Indy Luxury Rentals, LLC, Jerry Wade, are not liable for any accidents or injuries that occur while you are on our property or during your stay.
- The guest agrees to all policies and conditions above and authorizes Indy Luxury Rentals, LLC, to charge the guest's credit card, if necessary, any charges for excessive cleaning or damages.

By renting with us you acknowledge that you have read this agreement and agree to all terms and conditions stated.