



Rental Agreement – House Rules (9/22/23)

Review of our rental agreement is a requirement of renting.

Rental Terms and Conditions

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

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.

NON-SMOKING and PETS

Are NOT permitted under any conditions.

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. Anyone 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 is:

- 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

No "excess parties" are allowed to take place.

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

Our cleaning crew will arrive at 12 noon.

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

- Place all trash in trash cans next to Carriage House.
- Sinks empty. Place items in dishwasher and set to RUN.
- Leave towels on bathroom floors.
- LEAVE ALL LINENS ON EACH BED. DO NOT MIX LINENS FROM BED TO BED OR ROOM TO ROOM.
- 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.
- This allows ample time to thoroughly clean and sanitize before and after your stay.
- Cleaning fee does not cover dirty dishes, collecting trash, cleaning up messes and looking for misplaced/lost items.

PER LEASE AGREEMENT YOU MAY LOSE PART/ALL OF DAMAGE DEPOSIT IF YOU DO NOT FOLLOW ABOVE CHECK-OUT PROCEDURES.

DAMAGE WAIVER FEE

Instead of requiring you to buy trip insurance, we have a damage waiver fee. This fee covers minor unintentional damage that might occur during your stay.

WHAT'S COVERED

The damage waiver covers accidents and unintentional incidents that could be considered "normal wear and tear" or minor risks. For example:

- Scratches on doors, walls, or floors
- Stains or spills on carpets and couches
- Broken glasses, tableware, or furniture

Guests must report any minor damages that happen during their stay. Damages aren't covered if guests don't report them or only report them after checking out.

WHAT IS NOT INCLUDED THE DAMAGE WAIVER FEE

The damage waiver doesn't cover:

- Intentional damage caused by serious carelessness or an event (such as an unauthorized party)

- Problems caused by breaking the previously agreed upon house rules, like bringing pets to a no-pets rental, smoking in a no-smoking space, or inviting unauthorized guests to stay over.
- Damage to a guest's personal items
- Lost or stolen guest items

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

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 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 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 be available at an additional rate, upon special request.

FIREPLACES

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

BATHROOMS

In the HOUSE rental, to access the two upper bathrooms, if you are sleeping in three of the four bedrooms, you need to either walk through the Master Bedroom, or go down the main stairs and walk back up the rear stairs. You also have access to the 1st floor bathroom.

Be careful when using showers. Please make sure to 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 any time.

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 located next to the Carriage House.

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.

ACCIDENTS and PERSONAL INJURY

All 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.
- 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.

**DO NOT SET AC TEMP
BELOW 72.**

**Optimum thermostat settings:
75-78/summer & 68-72/winter.**

SUMMER:

Keep Ceiling Fans On.

**Setting AC below 72 may cause
system to freeze/not cool.**

**Closed vents may lead to system
freezing.**