

### TERMS OF WAIVER

Enrolled Covered Guests under this plan, staying at a Ward Realty property, will not be obligated to pay for 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, Ward Realty waives the right to charge the Covered Guest for or damage to the unit as a result of their inadvertent acts or omission during the duration of the Stay.

The maximum limit of this waiver of liability is: **\$3,000** aggregate per Stay that is 30 days or less.

### CONDITIONS

The Security Deposit Waiver program 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 Ward Realty staff in writing using the plan forms provided, by the time the Covered Guest checks out of the unit or within the required Security Deposit Waiver program reporting timeline;
5. Normal wear and tear;
6. This plan does not cover loss of use of the covered property;
7. Coverage does not apply to theft or damage of any property owned by or brought onto the premises by a Covered Guest;
8. Property Damage resulting from any motorized vehicle or watercraft operated by a Covered Guest.

### DEFINITIONS

1. Covered Guest: All registered guests and all persons booked to share the same unit of accommodations, who have elected to purchase the Security Deposit Waiver program and have paid the required plan cost.
2. Stay: The stay at a Ward Realty unit from the date of Covered Guests check-in to the date of checkout.

(Maximum 30 days).

### ADMINISTRATIVE PROCEDURES

All waivers or damage will be administered by Ward Realty staff. Such staff will have authority to determine the nature and extent of damages, necessary repairs and tentative eligibility for the waiver of liability described herein. 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 Ward Realty 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 Ward Realty unit or the departure of the Covered Guest, whichever occurs first.

**IMPORTANT NOTE:** *Payments for the Security Deposit Waiver program will not be accepted after the Covered Guest has entered the Ward Realty unit for the beginning of their Stay. Violation of any condition of the terms of Ward Realty voids the Security Deposit Waiver program.*

**Ward Realty provides the Security Deposit Waiver program to the Covered Guest.**

**IF THE GUEST ACCEPTS THIS PROTECTION PLAN, THE DOCUMENT BECOMES PART OF AND IS ATTACHED TO THE LEASE AGREEMENT.**

**PLAN FEE PAID BY GUEST: USD \$70.00\* Per Stay**  
*\*The plan fee is subject to change at any time*

**WARD REALTY IS COMPENSATED FOR PROMOTING THE SECURITY DEPOSIT WAIVER PROGRAM.**

*The Plan is designed by:*  
**Lyndon Southern Insurance Company**

*The language of this program is copyrighted.*