

Accidental Damage Waiver program from Padre Island Rentals

We have learned that our vacationers do not travel hundreds of miles to damage a home. At the same time, experience also tells us accidents can and will happen. In exchange for a \$1.00 donation to "Sea Turtles Incorporated" to help protect South Padre Island's endangered Ridley Sea Turtle, Padre Island Rentals enrolls you FREE in our Accidental Damage Waiver program (ADW).

Under Padre Island Rental's ADW you will not be required to pay for accidental damage to the home or the personal property of the Owner contained within the Premises, up to a limit of \$300.00 per reservation. Accidental damages exceeding \$300.00 will be the responsibility of the Tenant. Under no circumstances does ADW release a Tenant or any member or guest of their party from obligations with respect to maintaining the Premises, including but not limited to, the following:

1. Keep the Premises as clean and safe as the condition of the Premises permit, and cause no unsafe or unsanitary conditions in the common areas and remainder of the Premises that you use
2. Dispose of all ashes (from bbq grill), rubbish, garbage, and other waste in a clean and safe manner
3. Keep all plumbing fixtures on the Premises or used by the Tenant in working condition and as clean as their condition permits
4. Not deliberately destroy or negligently destroy, deface, damage, or remove any part of the Premises or render inoperable the smoke detector provided by the Owner, or knowingly permit any person to do so
5. Comply with all obligations imposed upon the Tenant by current applicable Home Owner Association and housing codes
6. Be responsible for all damage, defacement, or removal of any property inside the Premises that is in Your exclusive control unless the damage, defacement, or removal was due to ordinary wear and tear, acts of the Owner or the Owner's Agent, defective products supplied or repairs made by the Owner, acts of third parties not invitees of the Tenant, or natural forces
7. Notify the Padre Island Rentals in writing of the need for replacement and of repairs during the tenancy which continued presence or use would jeopardize the safety of tenants and guests or harm the Premises including repairs to the smoke detectors or replacing the batteries as needed.

You agree not to use the Premises for any activity or purpose that violates any criminal law or governmental regulation. Your breach of any duty contained in this paragraph after commencement of tenancy shall be considered material, and shall result in the termination of your tenancy with NO REFUND OF RENT.

Exclusions within the ADW specifically limit Padre Island Rentals obligation to repair/replace and does not cover or release the tenant from liability for damage due to the following:

1. Intentional, willful, reckless, or malicious acts of the tenant or others on the Premises during the tenancy
2. Damage by pets
3. Theft from the Premises of either the Owner's property or property belonging to the tenant
4. Gross negligence of tenant or intentional misuse of furnishings, appliances, equipment, or other amenities provided with the home
5. Damage caused while under the influence of alcohol or drugs
6. Damages to real property, furnishings, or any vehicles resulting from operation of a motorized vehicle by a tenant
7. Damages related to smoking. All of Padre Island Rentals properties are "NO Smoking"
8. ADW is limited to tenancies of 30 days or less.
9. The conditions of the ADP provided to the tenant shall extend to all members of the tenant's party and guests of the tenant. In order to not be charged for incidents described under the ADW, all damages must be reported to Padre Island Rentals before check-out. ADW is not available for Spring Break Rentals.