

AZRNR – EQUITY ARIZONA REAL ESTATE GUEST STAY TERMS & CONDITIONS

PLEASE READ THE FOLLOWING TERMS & CONDITIONS CAREFULLY BEFORE BOOKING YOUR STAY. THIS AGREEMENT IN NO WAY SHALL BE DEEMED A LEASE, BUT RATHER A REVOCABLE LICENSE TO OCCUPY THE PROPERTY ON AN INDIVIDUAL NIGHTLY BASIS DURING THE DATES INDICATED. BY SIGNING AZRNR'S GUEST STAY AGREEMENT AND PROVIDING AZRNR WITH CONSIDERATION FOR OCCUPANCY INDICATES YOUR ACCEPTANCE OF THE TERMS OF THIS AGREEMENT IN FULL. IT IS THE RESPONSIBILITY OF ALL GUESTS TO ENSURE THAT ANY AND ALL INVITEES WHO OCCUPY THE PROPERTY BE PROVIDED A COPY OF, AND BE FAMILIAR WITH, ALL ASPECTS OF THIS POLICY. THESE TERMS & CONDITIONS ARE STRICTLY ENFORCED, LEGALLY BINDING, AND MAY BE SUBJECT TO CHANGE AS OUTLINED BY THE LAWS OF THE STATE OF ARIZONA OR OTHER LOCAL PROPERTY JURISDICTION.

GENERAL INFORMATION: By confirming its reservation and without further notice, the guest (the "Guest") acknowledges and agrees that he/she has read, understands and agrees to the rental guidelines contained herein and agrees to rent the Property hereby known as (the "Property") in accordance with the following terms and conditions. The online reservation confirmation constitutes a contractual agreement between the Guest (and all Guest invitees), and AZRNR - Equity Arizona Real Estate (hereby referred to as AZRNR) who is the agent for the Property Owner, to rent the premises described in this agreement on an auto-renewable individual nightly basis up to the specified departure date, and at the rental rates indicated on the confirmation statement, and upon all of the terms and conditions contained herein. Guest agrees to execute this Agreement where indicated at the time of booking. Guest understands that some third party booking channels do not offer an option to identify all guest / invitees, and not all channels relay payment data directly to AZRNR. In addition, some community guidelines, covenants, conditions, rules and/or regulations require occupant information such as ages, names for each guest, visitor, resident and/or occupant and/or vehicle descriptions and license plate numbers of each vehicle brought into the community. By signing below guest hereby agrees to immediately provide AZRNR – Equity Arizona Real Estate with all required information within 24 hours of confirmation when requested. Information may include but is not limited to; valid government issued identification, names and ages of each occupant, vehicle descriptions and license plate numbers, and a valid credit card in the name of the guest booking the property. A valid credit card shall be used to authenticate guest identity and be authorized by guest for any incidentals as outlined herein. Guests agree to immediately contact management if any changes to credit card status or authorized occupants. Approval of requested changes after confirmation shall be at the sole discretion of management, and may incur additional charges as outlined herein.

Guest hereby agrees that by confirming their reservation, Guest is accepting full responsibility of all aspects of the property during their occupancy, as well as all homeowners included personal belongings. Guest agrees to maintain the responsibility of ensuring the home be treated with care and respect at all times throughout Guests stay. Guest understands that failure to do so may result in additional fees as outlined herein and/or be subject to rental cancellation at AZRNR's sole discretion, including immediate removal of all occupants by local law enforcement or other applicable measures if and when necessary. Guest understands and agrees that at homeowner or AZRNR's sole discretion, any violation of the terms and conditions herein, regardless of length of occupants stay, shall be grounds for immediate cancellation of any and all license to occupy the premises and may result in the immediate need to vacate the premises. Guest understands that the home they have chosen to rent is somewhat "self-catering", meaning that a starter supply of consumable items, such as paper goods and soaps are provided. However, if Guest feels these will not be adequate, or if Guest has any personal items for which they want or need, Guest shall be responsible for obtaining those items. Linens, pillows, blankets, bedspreads, comforters and a reasonable number of bath towels are provided for guest use. The home shall be professionally cleaned and prepared, and all beds will be made upon check-in and prior to Guests arrival. Guest agrees to abide by the Rental Rules, Term and Conditions outlined herein at all times while occupying the property, and shall cause all

members of the rental party and anyone else Guest permits on the premises to abide by the rules of this Agreement at all times while at the property. Guest agrees to maintain the home in a state of cleanliness throughout their stay, and upon vacating the premises, the home and all homeowners personal belongings shall be in the same general condition they were in upon check-in. Guest understands that under State and Local Law the rental is not intended for parties, events, weddings, ceremonies, receptions, reunions, operating any business, nor excessive gatherings at any time by anyone, and unauthorized people at the home are prohibited. Enforcement of quiet hours are from 10:00 pm – 8:00 am. If any complaints of excessive noise or music, illegal activity, or evidence of a violation of these policies or local ordinance occur, you may be asked to vacate the premise immediately without any refund of rents, deposits, or monies paid. In addition, any and all damage, disturbance, and cleaning charges, as well as additional unspecified charges may be assessed as additional fees. Other than for accidental damages, Guests hereby agrees to maintain property in good condition and damage free throughout the rental period. Any and all damages should be reported to management immediately and Guest fully understands and agrees that without contest, any and all charges for damages, missing items, or other expenses which are not covered under any accidental Damage Protection Policy shall be the sole responsibility of the Guest.

GUEST REQUIREMENTS: The Guest understands that AZRNR rents to responsible adults over the age of 25 only and those that at the sole discretion of management, pass a background check. Any persons under the age of 18 must be accompanied by a parent or guardian, unless the parent or guardian has provided AZRNR with prior written consent. Any reservation obtained under false pretense will be subject to forfeiture, immediate lock out, and in such event all rents and deposits may be retained by AZRNR. Although most properties are accessible via self-check-in, an AZRNR representative may meet guests to provide guests specific property access or instructions or ensure proper guest occupancy. In such event the Guest will be provided access at check-in with proof of corresponding and valid government issued photo identification. In such case, no person will be granted access that cannot provide proper identification they are the Guest outlined herein.

OCCUPANCY: For legal and accounting purposes, the person placing the reservation must be the same as the credit/debit card holder and is required to provide proof of such by valid government issued identification. This person is considered to be the Guest occupying the property during the rental period and must retain occupancy status of the property throughout the rental period unless approved by AZRNR. All other persons involved with the rental are considered to be the Guest's invitees, and all questions and discussion regarding reservation, cancellation, damages, and any other reservations or property concerns will be discussed with the Guest ONLY, not the Guest's invitees. The confirmed Guest as outlined herein must be an occupant of the property, and at no time throughout the rental period direct responsibility of the premise to any other person or entity without prior written consent of the AZRNR and an accepted and approved Acceptance of Risks and Responsibility Agreement. All guests MUST be accounted for during booking to adequately provide preparations for all confirmed Guests and Guests invitees. The "Confirmed Guest" shall be held responsible for the actions of all invitees who occupy the premises during the confirmed rental period. Guest shall inform us of any change in the names or number of guests prior to arrival so the home can be prepared appropriately for your stay. Any additions to the number of occupants after confirmation will be subject to additional charges up to \$20 per occupant per night. The maximum number of occupants permitted on the property at any time is limited to the properties maximum occupancy as outlined in the property listing. No exceptions or refunds are given for changes in the number of guests after your arrival. Certain properties may have more stringent rules for occupancy based on the properties location, property value, value of items contained within, and community/association requirements. Guest understands that prior to arrival further information will be provided regarding any community CCR's and/or rules & restrictions where applicable. Any fine imposed by a governing agency or HOA related to Guests occupancy will be the sole responsibility of the Guest. Furthermore, Guests understand that this license to occupy the premises may be revoked at the sole discretion of the property owner or owners agent if in receipt of any complaint or violation of this agreement, or any established community covenants, conditions, rules and/or regulations is validated by community management, or in the event of any failure by Guest or guests invitees to abide by local, city, county, state, or federal ordinance is validated by any governmental

agency. Property may not be subleased, or as per law, used as a "Venue" for a special event and no business shall be conducted at the property under any condition. Guest hereby confirms that the number of guests will not be more than stated in this agreement at any time and that violation of this policy will result in a charge to the Guests credit card for the maximum occupancy or double the guest fees, whichever is greater. Furthermore, AZRNR encourages all Guests to purchase optional travel insurance at their sole discretion in the event of unforeseen reservation changes.

PAYMENTS: If booking through a third part channel partner, payment will be determined by the channel policy.

If booking direct or through a partner that provides AZRNR with credit card payment information:

- At the time of booking, 50% of the total confirmed price shall be due. AZRNR will automatically charge any remaining balance to the Guests original credit card no more than 30 days prior to the confirmed check-in date unless otherwise directed by Guest prior to this by requesting to use an alternate credit card. If a reservation is made less than 30 days prior to arrival, 100% of the confirmation total will be charged. If guest payment is being made by ACH, Bank Transfer, Gift Card or AZRNR provided Guest Credit; 100% of the confirmed booking amount is due at the time of booking.

CANCELLATIONS: It's important that Guests adequately secure their travel arrangements and plans prior to confirming their reservation. It is HIGHLY recommended that Guest purchase "Travel Insurance" to minimize any financial burden Guest may incur in the event that Guest wishes to cancel his/her booking after it's been confirmed. If Guest wishes to cancel a confirmed reservation, the cancellation request must be in writing and the following cancellation terms shall apply:

- Reservations cancelled more than 60 days prior to the confirmed check-in date may receive a 50% refund of the total amount paid, minus a rebooking fee of \$100.
- Reservations cancelled more than 30 days but less than 60 days prior to the confirmed date of arrival may receive a 25% refund of the total amount paid, minus a rebooking fee of \$100.
- Reservations cancelled less than 30 days prior to the confirmed date are completely nonrefundable, even in case of a no show.

If guests' cancellation of a confirmed booking plus applicable fees creates a balance due to AZRNR in excess to any prepaid amount, all funds paid shall be forfeited and no balance shall be due by either party. No refunds shall be given if Guest checks into the property, or takes occupancy but later wishes to vacate the premises prior to his/her scheduled check out date. Guest understands that any and all refunds are at the sole discretion of the Property Owner or property owners designated agent.

CHANGES TO CONFIRMED BOOKINGS: All reservation changes must be acknowledged in writing however change requests by Guest to a confirmed reservation cannot be guaranteed. Any approved date changes to confirmed bookings will incur a \$25.00 change fee. Guest understands and agrees that if there is any potential for alterations in the confirmed booking it is highly recommended guest seeks appropriate travel insurance.

TRAVEL INSURANCE: Although AZRNR understands that travel plans can and do alter based on various individual factors, Guest understands that the cancellation policy herein is strictly enforced. These rental terms are binding, therefore we HIGHLY RECOMMEND GUEST CONSIDERS THE PURCHASE OF APPROPRIATE TRAVEL INSURANCE to minimize the financial risk Guest may incur regarding unforeseen cancellations and/or altered vacation plans or as the result of court or governmental order that may impact the Guest's ability or desire to travel or stay at this property

ARRIVAL: Standard check in is between 4 PM - 10 PM unless otherwise noted. If you plan to arrive after 10 PM or if you'd like to request an early arrival please contact us prior to your scheduled arrival date to ensure the property is available. Early arrivals cannot be guaranteed depending on other guest reservations

and housekeeping schedules but may be approved with prior authorization. Authorized early arrivals prior to will incur an additional \$25 per hour rounded up plus a 3% credit card processing fee assessed to the credit card on file. All arrivals/check-ins before 10 AM will require confirmation of the prior night booking. Upon arrival Guest shall inspect the home for cleanliness to ensure appropriate/acceptable condition of property and all property amenities. Although AZRNR utilizes only top-rated cleaning vendors, we understand that expectations may vary from person to person and on occasion things may get missed. If, in the unlikely event upon check-in, Guest finds cleaning or any other aspect of the property is unacceptable or if Guest discovers any obviously abnormal or broken items, Guest agrees to contact management immediately, and AZRNR will attempt to remedy Guest concerns as quickly as reasonably possible. No refunds or considerations shall be given unless notified of problems within the first 4 hours of guest documented check-in time.

DEPARTURE: Standard check out is at 11 AM. Your prompt departure is appreciated so we can clean and inspect the premises, prepare the property for incoming guests and begin processing any relevant departure disposition. If you'd like to request a late check out please contact us 12-24 hours prior your departure to ensure the property is available and to make these arrangements. Late Check Outs cannot be guaranteed depending on other reservations and the housekeeping schedule. Unless you have specifically arranged for a late departure time, please plan to vacate the premises by your scheduled 11 AM check out time. Late check outs authorized up until 4 PM will incur a fee of \$25 per hour rounded up plus a 3% credit card processing fee assessed to the credit card on file. Authorized late check outs after 4 PM will require an additional night stay at the current seasonal rate. Unauthorized late checkout will incur a charge of \$50 for each hour beyond 11 AM Guests or their invitees remain on the property, with a minimum of one hour. Unapproved Guests who remain on the premise after 4 PM shall incur a fee equal to twice the highest peak season rental rate per night. In addition, Guest or guests invitees who refuse to vacate the premise at management or owners request shall be subject to immediate lockout and removal from the premises by local law enforcement, and any other legal action thereof. No refunds shall be granted due to any reason for the early departure of Guest and/or Guests invitees.

MINIMUM STAY: All properties require a minimum length of stay as stated in the listing details. Longer minimum stays may be required during holidays or high demand periods.

RENTAL EXTENSIONS: Providing adequate property availability, Guest may opt to extend their stay by contacting management and requesting an extension. Extensions shall be granted at the sole discretion of AZRNR on a night to night basis and are subject to approval and availability. Guest understands extensions are not guaranteed. Furthermore, Guest understands that vacation rental rates change seasonally and any rental extensions will be adjusted to the current seasonal rate as outlined by AZRNR.

CHECK OUT REQUIREMENTS: Each property has different check-out requirements based on location, available services, and other factors. Guest understand they will be provided with property specific check out details and requirements prior to arrival which may include placing soiled towels and wash clothes in the bathtub and bed sheets, pillowcases, and mattress and pillow protectors on the floor next to the beds. Load and start the dishwasher. Floors should be in generally good condition and ready to be vacuumed/mopped by the housekeepers. Properly bag and dispose of all household trash, garbage. Refrigerators and microwaves should be left clean and free of food, all appliances (stove, oven, bbq, etc.) should be left in clean condition and free of spills and grease Wipe down counters and other surfaces to be free of spills and crumbs. Shut off power to any electronic device for which you used including stereo, television, lights, fans, etc. Place all provided keys, remotes, gate clickers, access cards, and any other provided items back where they were upon arrival. Failure to comply with pre-departure requirements resulting in excessive cleaning will be charged to your credit card at \$50/hour, with a one-hour minimum:

DAMAGE PROTECTION POLICY / REFUNDABLE DAMAGE DEPOSIT: Every reservation receives a mandatory Accidental Damage Protection Waiver designed to cover expenses for "accidental" damages to the property. The fee for the accidental damage protection policy offers you, our guest, as well as the owner of the home protection against accidental and unintentional damages to the unit that may occur during your

stay. The cost of the Damage Protection waiver is noted at the time of booking. In the event any third party booking channel does NOT include the cost of the Damage Deposit Waiver, Guest understands that AZRNR shall charge this item separately to the credit card on file. If, during Guest stay at this property the Guest, or Guests invitees, cause any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Damage Waiver Policy will reimburse AZRNR for the cost of repair or replacement of such property up to a maximum benefit of \$1,500.00. This product provides coverage to the owner, on behalf of the Guest, providing damages are disclosed to management prior to check out. To ensure that you are not charged for accidental damages, you are responsible for reporting any accidental damages to AZRNR in a timely manner. Exclusions and limitations to this damage waiver include, but may not be limited to; a) any intentional acts or intentional damages done to the property, b) gross negligence, c) any damage that occurs if Guest or guests invitees are in violation of the Guest Stay Agreement, d) replacement of keys, access cards, gate/garage remotes, e) Missing or lost items belonging to the homeowner, f) Loss, theft or damage to any personal effects owned by you or brought on to the property by you or your invitees, g) excessive cleaning charges, h) legal fees, i) damages caused by pets whether authorized or not, j) loss, theft or damage caused by any person other than you or your traveling companions with whom you share the reservation, k) any damages that exceed reasonable wear and tear, or l) costs of remediation due to offensive, abnormal or unusual odors. In addition, Guest understands that any and all damages that exceed \$1,500.00, or are not covered by a damage waiver claim, shall be the responsibility of the guest and charged to the credit card on file.

CLEANING FEE(s): A cleaning fee is required with all reservations and to appropriately prepare the home for the next Guest arrival. This fee covers professional housekeepers who thoroughly clean, dust, vacuum, disinfect, sanitize, wash linens, towels and dishes, along with personnel to inspect the property for damages and/or missing, lost or broken items after Guests departure. Guest(s) are required to follow all check out procedures detailed in their check in/check out instructions and leave the property in the same general and habitable condition it was in when the Guest(s) arrived. Undue and/or unreasonable cleaning of the home shall be charged to the Guest's/Cardholder's credit card as an Additional Cleaning Charge at a rate of \$50/hour, with a one hour minimum. This also applies to the property exterior, grounds, BBQs and hot tubs (if so equipped).

LINENS & TOWELS: Bath towels, sheets, pillows and blankets are provided for Guest use. Some properties may also provide additional towels for pool and outdoor use however, we suggest you bring beach or pool towels (if applicable). We do not permit towels or linens to be taken from the premises. DO NOT take the homes linens or bath towels outside unless specifically noted to be used as pool towels. Normal wear and tear of fabric items and linens is expected, however, Guest shall be sole responsible for the replacement of the towels, sheets, linens and other fabrics when any item is found to be damaged, torn, cut, or stained; contains excessive dirt or hair, exhibits evidence of bodily fluids or other unknown substances, or are otherwise deemed to be unreasonably damaged in any way by use of Guest or guests invitees. Additional charges may be assessed.

KEYS AND REMOTES: Upon check-in, Guest assumes responsibility for all keys and remotes provided. Guests that fail to return community keys, fobs, garage remotes or the like will be charged the actual replacement cost plus a \$49 trip charge to obtain replacements and any additional programming cost incurred by the Property Owner.

MAINTENANCE & MAINTENANCE EMERGENCIES: Although AZRNR tries to maintain a high level of standard in regards to property maintenance occasionally maintenance issues do occur. To limit these issues AZRNR conducts monthly interior and exterior preventative property inspections. The sole purpose of these inspections is to ensure that all aspects of the property remain in proper functional order and in reasonable condition for our guests and property owners. Guests will be contacted prior to our preventative maintenance vendor's arrival by either telephone, text message or email and guest hereby agrees to take all appropriate measures to accommodate such inspections when scheduled. Guest and AZRNR understand that occasional maintenance and or urgent issues may still arise. In the event of a problem with

the functionality of the home during your stay, please immediately submit a maintenance request online at azrnr.com and text the property manager at [CPHONE]. Many issues can be remedied over the phone, however if a service call is required, AZRNR will try to expedite and remediate the situation as quickly as possible, however Guest understands that AZRNR uses a variety of independently contracted outside service providers and all maintenance requests and time required, is at the sole discretion of the vendor, warranty company, affiliated provider or independent contractor and not AZRNR, it's property managers, homeowners or customer services agents. Non-emergent requests will be returned during normal business hours. Guests understands and accepts that if a dispatched service professional determine upon arrival that the maintenance issue was due to occupant negligence, Guest caused or Guests error, a minimum service call of \$75.00 may be assessed to the guests' credit card at move out.

TRASH: Each property has different trash and recycling requirements outlined in the pre-arrival information. Some rural properties may be located in areas where there is no commercial trash service. In these instances Guests and invitees agree to follow all rules outlined by AZRNR in the pre-arrival information and even in some instances as required by the United States Forest Service regarding requirements to pack out their trash upon departure. In such instances, AZRNR shall provide trash bags in sufficient quantities for Guest use and convenience and guest hereby agrees to appropriately bag to prevent spills and remove trash from the premises upon departure. Failure to appropriately remove trash shall result in a minimum incidental charge of \$50 to the Guest credit card on file.

POWER, WEATHER, ACTS OF NATURE AND OTHER RELATED CANCELLATIONS: AZRNR does NOT issue refunds due to acts outside their direct control. These issues include but are not limited to; weather, road conditions, snow conditions, power outages, missed flights, delays, forest fires, pandemics, riots, or any other natural or non-naturally occurring causes outside AZRNR direct control unless the premises are deemed uninhabitable due to a casualty event caused by one of the reasons listed above. Please check current weather and road conditions prior to arrival. As a reminder, actions by any governmental entity that impact the Guest's ability or desire to travel or to stay at this property shall not be grounds for any refund.

SEPTIC SYSTEMS: Guest understands that some properties may be on a septic system. In the event the rented property is on septic, the guest agrees to abide by all rules, requirements, regulations, instructions, and owner provided information outlined in the properties pre-arrival instructions.

DAMAGES, CLEANLINESS, LOST AND MISSING ITEMS: Other than normal wear and tear, Guest shall be fully responsible for all aspects of the premises throughout their stay, and shall maintain the home in a clean and habitable condition at all times during the rental period. Upon departure the home and all personal items shall be present and in the same general condition as upon arrival. Home should be free of excessive dirt and all check-out procedures should be completed. Furthermore, Guest shall be fully responsible for any and all charges including but not limited to, damages to the property, damages to any personal items, the replacement of any missing item(s), and violations of this agreement and/or any local or state ordinance as outlined herein during their occupancy. Any accidental damages should be reported to management immediately as to expedite the Damage Protection Policy, however any uncovered or negligent damages shall be the responsibility of the guest.

SMOKING: SMOKING IS NOT PERMITTED INSIDE ANY AZRNR PROPERTY OR WITHIN 25 FEET OF DOORS OR WINDOWS THEREOF. This no smoking policy includes the use of E-Cigarettes, candles or other incendiary devices. THE USE OF MARIJUANA IS A STRICTLY PROHIBITED. Despite Arizona's recently passed law that permits the limited use of Medical Marijuana in specific and limited circumstances, the federal Controlled Substance Act (CSA) categorizes marijuana as a Schedule 1 substance and the possession of marijuana is a federal criminal offense. See 21 U.S.C. § 801 et seq. All AZRNR managed properties are privately owned homes and the homeowner may live in the residence during vacancies. AZRNR has determined that the use or possession of marijuana, even for medical purposes, may cause a hardship on the homeowner and further interfere with the health, safety, welfare and right to peaceful enjoyment of the premises by other residents, guests, the homeowner and/or their family's wellbeing. As

such, the management hereby informs and reminds all occupants that they have agreed to the Crime Free provision in this contract and, pursuant to that provision and the supporting federal laws, any use of marijuana (medical or otherwise) by any occupant(s) will result in immediate termination and legal action by the homeowner may be pursued to the maximum extent allowable by law. In addition any evidence of smoking including cigarette butts, smoke or marijuana smells, and other discovered or noticeable evidence shall incur a minimum fine of \$500 plus actual remediation costs, court and legal fees, any potential loss of rent due to Guests actions, and/or any other known or suspected violation of this agreement. In addition, additional charges shall be assessed to the guest for breach as outlined herein. Please speak to management prior to booking your stay you have any questions or concerns regarding this policy or any other herein.

PARKING: Vehicles are to be parked in designated parking areas and shall follow all rules as outlined in the pre-arrival information as well as any homeowner's association covenants, conditions, and restrictions, and/or rules or regulations. Any illegally parked vehicles are subject to towing; applicable fines and/or towing fees shall be the sole responsibility of the vehicle owner.

GUEST ACTIVITY: The Property Owner hereby informs the Guest, and all guests' invitees, that this property may participate in a crime-free rental program. In the event that the Guest or a guest's invitee are involved in a crime in or around the property, or any altercation for which gives rise to the presence of law enforcement, or which may place a detrimental impression or negative effect on the property, community or homeowner, you will be immediately locked out and removed from the premises. The Guest and their invitees agree to abide by all local, city, county and state laws, codes, CC&Rs, and ordinances and shall not permit any guest or invitee to engage in any activity which may negatively impact the owner's ability to rent the property. You agree not to allow any illegal activity to occur on the premises and further agree to report any actions by others that violate local, city, county or state laws, codes, CC&Rs or ordinances. Guest understands that any police report and/or HOA complaint made that involves the Guest, their invitees, or the rental property may be admitted as evidence and hereby waives any hearsay objections. The homeowner and/or homeowners designated agent has the authority to contact law enforcement without prior notice and report any criminal activity either known or suspected. Homeowner and/or homeowners agent reserve the right to revoke Guests license to rent the property, with or without notice at their sole discretion, and failure to comply with this paragraph shall result in an immediate lock out, removal from the property willfully or by local law enforcement or by any other appropriate measure, and a minimum fine of \$1,000 plus forfeiture of all monies paid.

WOOD STOVE, FIREPLACE, and CAMPFIRES (where applicable): Fireplace, wood stove, and/or campfires are permitted ONLY in designated areas and MAY NOT be used during any burn ban. It is the guests' responsibility to research, know and abide by all fire restrictions during their stay. Call 800-323-BURN for info. No campfires should be established anywhere on or around the property, or any adjacent property, except in designated fireplaces and areas established by management as a "safe burn areas". Under no circumstances shall Guest or invitees embark, or trespass on a neighboring property to establish any type of "bon fire" or other incendiary. Most properties which have fire pits and BBQ's utilize propane. Propane and firewood for BBQ's, fireplaces and fire pits is not provided at most AZRNR properties unless established in the property listing. When there is a fire, the doors/screens must be closed (except to add wood) and the fire must be appropriately maintained in a safe manner. Do not put anything except wood or wood products in the wood stove, fireplace, fire pits, or the like. The size of the fire should be small enough that embers are not landing outside the fire ring. Fires must be completely extinguished before departure. **DO NOT LEAVE CAMP FIRES UNATTENDED!** When using a wood burning campfire, a charged water hose must be within 10 feet of the area designated by AZRNR as a safe burn zone. If no safe burn zone is designated or no water hose is provided Guest shall assume one does not exist and no campfire shall be permitted.

PETS: Due to the nature of animals and the potential risks they pose to the homeowners' personal belongings, and other potentially dangerous medical conditions caused by animals to some humans,

animals are NOT PERMITTED without prior homeowner written consent. Furthermore, the Guest understands that PRIVATELY OWNED VACATION RENTAL, SHORT TERM, and TRANSIENT LODGING PROPERTIES ARE NOT PROTECTED BY FEDERAL FAIR HOUSING. Guest understands that "emotional support animals" or "companion animals" differ from "service animals", and transient lodging environments do not protect emotional support or companion animals under this agreement. Trained Service Animals are permitted under the ADA and some of the rules outlined per this paragraph will not apply. However, the service animal must be disclosed in writing prior to confirming any booking so the parties can discuss which rules shall and shall not apply. If Guest so chooses to exercise the terms of this agreement they understand they are also waiving any current or future rights as such.

Guest and their invitees agree not to permit any animal that has not been defined as a qualified "service animal" by the ADA, to "visit" the property during their occupancy without prior authorized written permission and a signed "Animal Addendum".

In the event any animal is brought onto the premises by Guests or guests invitees after the initiation of this agreement and without prior written consent, Guest understands and agrees that Guests and all invitees may be subject to immediate lockout of the premises and/or removal from the property. In addition, a penalty will be assessed to the Guest in the amount of \$500 per pet, per occurrence plus \$25 per day "pet rent" for the entire reserved length of stay.

As determined by homeowner or homeowners agent, any and all necessary remediation costs to clean and/or replace linens, carpets, fabrics, furnishings, linens, pillows, floors, or any other surface for which may be affected by an animal or for any other reason may have potential implications on health and safety of ANY human as solely determined by the homeowner, shall be the responsibility of the Guest.

Guest understands they MUST disclose to management at the time of booking if Guest or guests invitee intends to bring an animal on the premises at any time. In the event any animal is permitted, guests and their invitees agree to comply with all community, city, and state or other governing body rules, regulations, and ordinances regarding pets and/or animals of any kind. Guest and/or invitees of Guest hereby acknowledge that if the Guest has indicated that a pet will be on the premises at any time throughout the confirmed dates, Guest agrees to pay an additional "Pet Rent" of \$25 per day per pet, or as otherwise indicated on the rental invoice, for the entire confirmed stay and provide management with the following prior to check in and/or pets arrival;

- the sex and breed of every living animal brought on the premises by Guest or Guests invitees,
- proof of current licensing,
- up-to-date shot records for each approved animal,
- an active prepaid insurance policy in an amount of no less than \$1,000,000 which covers the animal as well as the actions of the animal, and which names the Property Owner, AZRNR and Equity Arizona Real Estate as additional insureds on the policy, and
- a signed Pet Addendum (provided by AZRNR).

The pet rent will not be refunded if the animal no longer resides on the premises and will not be refundable at the termination of the tenancy. Every animal is subject to these conditions and must be disclosed prior to the animal's arrival. Unauthorized animals on the premises may be grounds for immediate removal from the premises and forfeiture of all rental amounts and any deposits (if applicable). Furthermore, a violation of this policy will result in a minimum fine including, but not limited to, \$500 per occurrence per animal, plus pet rent for the entire confirmed stay, plus actual damages. If necessary, the Guest shall be responsible for providing and paying for DNA testing regarding any incident involving any pet upon request. **WARNING:** Providing false or misleading information about an animal or any other violation of this addendum is a material violation and may result in legal action.

AMENITIES, INCLUDING CABLE/SATELLITE TV, INTERNET, PHONE & OTHERS: All properties are privately owned and may have different packages for television, internet, and other amenities provided by

the community or privately. Some properties may only provide internet streaming television, others may provide only cable/satellite, while others may provide both, or none at all. Most often the property amenities are provided in the property listing but at no time shall available amenities usage be guaranteed. Guest understands and agrees that if any amenity is of material relevance, it shall be the Guests responsibility to verify its use and availability prior to booking. AZRNR does not guarantee any programs, events or television reception and Guest(s) are fully liable for all charges incurred for any Pay Per View or On Demand service during their stay and understands that if Guest(s) does not use their own credit card for ordering, actual programming charges plus an additional \$20.00 convenience fee and 3% processing fee will be charged to the credit card we have on file. Most homes do not have a landline telephone. Guest understands that AZRNR does not control nor guarantee the condition, availability, access, or usage of any community provided amenities or the operation hours of such including pools, hot tubs, saunas, fitness facilities, game rooms, clubhouses, or any other community provided or maintained amenities.

PRIVATELY OWNED: The Guest has chosen to rent a Privately Owned Home which may be frequented by the homeowner during times of vacancy. All items inside and surrounding the property are also privately owned and Guest acknowledges understanding that for security purposes some homes may contain exterior security cameras. If the website listing has included use of any amenities such as fireplaces, decks, BBQ's, swimming pools and the like, that these may be potentially dangerous and involve potential risks if improperly or negligently used, particularly with regard to children, and such use is at the guest's own risk. Guest also agrees that even if the property contains such items, use of these items are strictly prohibited unless specifically stated in the listing description or with prior written consent by AZRNR, or the property owner. Guest understands and agrees that covering, removing or in any other manner altering any exterior security cameras may place the Guest and the property at undue risk and is therefore strictly forbidden. Guest understands that any alteration of a property's security cameras may be grounds for immediate termination of occupancy without refund. The Property Owner, AZRNR, nor any of its employees, agents, contractors, vendors, or the like, shall not be held responsible for the loss of personal belongings or valuables of Guest, or any injury or harm to Guest or visitors. By accepting this stay, 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. Guests agree to keep the real and personal property in good and clean order and only use appliances for their intended uses.

OWNER/AGENT ACCESS AND RESPONSIBILITY: Guest understands that they shall occupy the property with guest status only and at no time shall retain any legal or other rights to the property. The Property Owner shall remain liable for the home's major equipment, but Guest takes responsibility for any personal or real property that is damaged due to Guest or invitees negligence and/or the actions of the occupants/guests or any pets (where accepted). Guest understands and agrees that property inspections and light preventative maintenance are scheduled on an ongoing basis at management's discretion and all requirements and conditions herein shall be exercised. Guest further understands and agrees that with 30 minute notice, at owners/agents sole discretion the Property Owner, property manager, and/or their designated agent may access the property during the rental period to inspect, maintain, and/or repair the homes pool equipment, appliances, landscaping, irrigation system, HVAC equipment, properties mechanics, or to evaluate the properties general overall condition. No notice shall be required in the event of any legitimate suspicion or indication thereof that guest or invitee(s) has breached this agreement. Furthermore, Property Owner or their designated agent may enter the home at will if any indication of any rules, restrictions or violations has occurred.

MAIL/PACKAGES: Guest understands that mail/package delivery is NOT permitted or receivable at AZRNR properties. If Guest, or their invitees, intend to receive mail or deliveries during their stay we HIGHLY advise contacting the United States Postal Service Postmaster regarding general mail delivery options. Any items that remain on the premise following departure may be discarded at AZRNR and/or the homeowner's sole discretion. Items may be mailed to you if requested prior to housekeeping arrival. In such a case, you will be charged actual shipping costs plus a \$25 service fee. Please check carefully for

belongings before you leave. AZRNR is not responsible for lost or stolen items and any items left or received at the property after Guests departure may be discarded at AZRNR's sole discretion.

SECURITY & SAFETY RISKS: When you rent the property, you assume responsibility for it and its contents, as well as your personal property, your health and safety, and any other aspects of daily living. Always lock the doors and windows when you leave the home. There is a digital keypad to which you will be given a temporary code. This code is changed after every guest for security purposes and will expire no more than 15 minutes after you're scheduled departure date. Children are welcome at properties where community restrictions do not prohibit them, but not all properties are well suited for children for various reasons and there may be conditions in and around the home that may pose hazardous to them, as well as to adults. Guest hereby agrees that neither the Property Owner, AZRNR, nor any of its employees, agents, contractors, vendors, or the like, shall be held responsible for any injuries and/or any sickness sustained by you and/or your invitees while occupying the premises and does not assume any responsibility for injuries or sickness resulting from your failure to use due caution. Children and invitees must be supervised at all times. Candles and other incendiary devices/items are not allowed due to fire hazard except citronella candles in original containers outside and appropriate fireplaces where applicable.

POOL/SPA/JACUZZI/SAUNA AND LIABILITY RELEASE (if applicable): The home you have rented may have a pool and/or hot tub/Jacuzzi tub/sauna, etc. Please read the following terms related to your rental if this applies to your requested property. No lifeguard is supplied. Guest understands when using a hot tub and/or pool, there is a certain health risk associated with this and Guest agrees to assume all risks associated with the use of such items. Hot tub covers are for insulation purposes and are not designed to support a person or persons and you may be charged for replacement due to damages. Properties with pools are serviced regularly and to help keep pool in proper working order and condition, Guest agrees to keep the pool free of obvious foreign matter including, but not limited to, rocks, branches, and pool toys when pool is not in use. Remember when not using the hot tub and/or solar cover equipped pool to leave cover on so the hot tub/pool will stay warm, especially through the winter months. Emergency flotation devices are not toys and should be used only in case of an emergency. Use these items at your own risk.

SAFETY CONCERNS: No lifeguard or other safety equipment is provided at homes with pools and you use this amenity at your own risk. This home may not have safety locks, gates or other items that may be recommended or required by City Code for your household makeup. If this is relevant to you, your household, or your invitees, you are responsible for ensuring that the property amenities meet the city codes regarding pool safety equipment required for households with occupants under 6 (or a different age depending on the city in which the home is located). You are responsible for keeping all gates, and the swimming pool/hot tub area, secured at all times and for providing appropriate supervision of all occupants/guests.

LIMITATIONS: You understand that the swimming pool and/or hot tub, whether private or communal, is strictly an amenity and that the use of this amenity is not guaranteed under the terms of this agreement. Any interruption or non-availability of the use of the swimming pool/hot tub shall not violate any terms of the agreement.

RELEASE / INSURANCE: By signing this Agreement, you agree that you will use the homes amenities at your own risk. The Property Owner is not responsible for any injuries or sickness sustained by you and/or your occupants or guests when using the property or any amenity of the home. You agree to purchase your own insurance in an amount sufficient to cover any claim by any person injured as a result of this and/or any amenity this home provides. Additionally, you agree to indemnify AZRNR - Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners for any actions related to the property resulting from injuries or sickness to you and/or your occupants or invitees.

OTHER: Guest hereby understands they are subject to any and all community covenant, conditions, rules and/or restrictions as set forth by the community, and guest has inquired with management of any special requests, questions, or concerns and received appropriate written authorization regarding any specific

conditions for which Guests opted to rent the property prior to booking. Guest further acknowledges that AZRNR and/or Property Owner is not an insurer of Guest's property and encourages Guest to have insurance to cover any losses or liability that may result from actions of the guest, their invitees, or any pet. At no time shall Guest, or guests invitee, bring any firearm or what may be considered a lethal weapon, into the home without express written consent of the homeowner or their designated agent. Furthermore, the Guest agrees to indemnify and hold harmless the Owner and its agents, employees, contractors and the like from any and all claims, including attorney fees, which the Guest may incur as a result of the negligent or intentional acts of the Guests or their invitees' or any animal, or any other reason due to known or unforeseen events. Owner and owners' agents shall not be liable to Guest, or their invitees, or any third parties for any harm as a result of any issue related to guests stay or in regards to any animal brought on the premises other than for the intentional act of the Property Owner. Property Owner may impose or modify rules and regulations with 24 hour notice to the Guest and those rules and regulations will become a part of this agreement and fully enforceable, including but not limited to the imposition of fines and the requirement thereof. Guests may be further liable for failing to comply with these terms. By signing this agreement and providing AZRNR with your email address you accept that AZRNR may communicate booking information, property details, other company related information and any future updates via this method.

CRIME FREE PROVISION: In consideration of the execution or renewal of this agreement, Owner and Guest agree as follows: Guest, and any members of the Guest's household or a guest's invitee or other persons affiliated with the guest: Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C.802]), Shall not engage in any act intended to facilitate criminal activity, Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest or an invitee, Shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance as defined in A.R.S. 13-3451, at any locations, whether on or near the dwelling unit premises, Shall not engage in any illegal activity, including prostitution as defined in A.R.S. 13-3211, criminal street gang activity as defined in A.R.S. 13-105 and A.R.S. 13-2308, threatening or intimidating as prohibited in A.R.S.13-1202, assault as prohibited in A.R.S. 13-1203, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of this agreement that otherwise jeopardizes the health, safety, and welfare of the homeowner, his agent, other occupants, or involving imminent or actual serious property damage, as defined in A.R.S. 33-1368 (cited by way of example but this provision does not govern this type of stay or agreement). VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE GUEST STAY AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF OCCUPANCY AND LOCK THE GUEST AND ALL OCCUPANTS OUT OF THE PREMISES UNDER THE INN KEEPER STATUTES. A single violation of any of the provisions of this provision shall be deemed a serious violation, and a material and irreparable non-compliance. In case of conflict between the provisions of this addendum and any other provisions of the Guest Stay Agreement, the provisions of this addendum shall govern.

RIGHT OF ENTRY: Guest(s) and invitees understand that this agreement for transient lodging is assessed on a nightly basis and Guest and their authorized invitees hold only a limited license to enjoy the property and shall not be construed as a lease or transfer of any rights to the home in whole or in part. At any time during their stay, the property owner, its designated agent, may at their sole discretion, cancel this license for occupants failure to comply with any portion of these terms, or where illegal activities or violations of this agreement are suspected, or breach of any condition herein. Furthermore, AZRNR and/or local law enforcement reserves the right to enter the rental property with just cause to investigate any complaint or suspicion of the foregoing. This may include, but not be limited to criminal activity, breach of contract, reported disturbances, to check occupancy, to check for property damage, to make appropriate or emergent repairs, alterations or improvements, to inspect property for unapproved animals, or in their sole discretion,

as they may deem appropriate or justified. In such cases whereas AZRNR shows the property to prospective purchasers or other future guests, a minimum 2 hour prior notification will be given.

WAIVER OF LIABILITY RELATING TO CORONAVIRUS/COVID-19: The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. COVID-19 is reported to be extremely contagious. The state of medical knowledge is evolving, but the virus is believed to spread from person-to-person contact and/or by contact with contaminated surfaces and objects, and even possibly in the air. People reportedly can be infected and show no symptoms and therefore spread the disease. The exact methods of spread and contraction are still completely unknown, and there is still no known treatment, cure, or vaccine for COVID-19. Evidence has shown that COVID-19 can cause serious and potentially life threatening illness and even death. AZRNR, Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners cannot prevent you, or your invitees, from becoming exposed to, contracting, or spreading COVID-19 while utilizing any property or amenity offered. It is not possible to prevent against the presence of the disease. Therefore, if you choose to utilize the property or any amenity offered by AZRNR - Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners and/or enter any such premises you may potentially be exposing yourself to and/or increasing your risk of contracting or spreading COVID-19. Following the declaration of COVID-19 as a global pandemic by the World Health Organization, COVID-19 and its consequences are no longer unforeseen or unexpected, therefore COVID-19 related circumstances including but not limited to: transportation disruptions and cancellations; travel advisories and restrictions; health advisories and quarantines; changes to applicable law; and other government mandates such as evacuation orders, border closures, prohibitions on short-term rentals, and shelter-in-place requirements shall apply to this cancellation policy. TRAVEL INSURANCE IS HIGHLY RECOMMENDED. By signing this Guest Stay Agreement Guest hereby accepts responsibility that they have read and understand the assumption of risk warning provided concerning COVID-19 and have willingly choose to accept the risk of any potential outcome of being exposed to, contracting, and/or spreading COVID-19 to themselves, and/or their invitees, and has discussed this matter with all individuals who may potentially occupy the property, including the terms of cancellation, in order to utilize the premises.

LEGAL PROVISIONS: The parties agree that this Agreement serves only as a license to occupy the premises for a period of time as allowed, it is not a lease and is not governed by any landlord tenant laws, but may be governed by other local or federal laws. The parties further agree that any occupancy of the property by a Guest and/or Invitees is considered as guests' status only and at no time shall obtain any rights to the property from the property owner. In the event any portion of this Agreement becomes unenforceable due to any state, county, city, HOA, CC&R, local, state or federal law, code, or if the premises are unable to be otherwise occupied due to a casualty event or other issue beyond the Homeowner/Agent's control, all other aspects of this Agreement shall remain in full effect. Any interruption to the Guest's stay that is not caused by an intentional act by the Homeowner/Agent shall result in a refund only if the premises are not able to be occupied, and all other inconvenience to Guest shall not be grounds for the termination of this Agreement or for reimbursement of the monies paid by Guest. A prorated portion of the fee for the stay shall be refunded in the event that the premises are destroyed or damaged by any casualty event not caused by the Guest. The parties agree that the Guest and/or Guests invitees hold a limited, and temporary, license to the premises which may be reneged by Property Owner, or its designated agent, at any time for failure to uphold the terms of this agreement. Any breach of this contract by the guest or any guest invitee may result in immediate cancellation of this agreement and in such case all monies received from guest shall be non-refundable. Furthermore, the parties agree to a waiver of any right to a jury trial or to participate in a class action and that all claims must be filed in the county and state where the rental premises are located. The prevailing party shall be entitled to reasonable attorney fees and costs incurred arising out of any claim of breach of this Agreement. If any part of this Agreement shall become unenforceable, cause the premises to no longer be available for any reason, or otherwise disapproved of by a court of law or a change to any law, code or regulation that governs the premises , all other provisions of this Agreement shall remain in force and effect if permissible, but if the Guest is not able to take occupancy or remain in the premises for the full stay, a full refund for any period of time that the Guest is unable to occupy the

premises will be provided as the sole and complete remedy for the voiding or termination of this Agreement. The titles of any paragraph are for convenience of the readers only. This Agreement may be executed electronically and in counterpart. If the Guest is married, the signing of one party shall bind both spouses to this Agreement.

USING THIS PROPERTY FOR THE FOLLOWING PURPOSES ARE PROHIBITED: Any nonresidential use; including but not limited to; Holding a special event that requires a permit or license pursuant to a city or town ordinance or state law or rule; Operating a business, restaurant or catering, event center, banquet hall or similar use; Housing sex offenders; Operating or maintaining a sober living home; Selling liquor, illegal drugs or the selling or filming of pornography; Operating a nude or topless dancing; Obscenity; Adult-oriented business; or Other uses prohibited by A.R.S. 9-500.39. Subleasing of the premises is prohibited.

JURY TRIAL AND CLASS ACTION WAIVER AND ATTORNEY FEES: The Property Owner and the Guest hereby waive their right to a jury trial and to participate in a class action against the other party. The prevailing party to any lawsuit or other legal action is entitled to attorney fees and costs.

COLLECTION COSTS: In the event that the Guest breaches the Guest Stay Agreement, the Property Owner is entitled to recover as additional damages, all costs to collect the monies owed including any money the Property Owner pays a collection company, management, lawyer, or any other person or entity to collect those funds up to 50 % of the damages owed by the Guest.

INDEMNIFICATION & HOLD HARMLESS: While AZRNR and its Property Owners strive to maintain vacation properties in the finest condition, no guarantees are expressed nor implied regarding suitability or for any particular purpose. All Guest(s) and their invitees use the vacation property structures and premises at their own risk. AZRNR, Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners shall not be held liable or otherwise responsible in any way for injury or harm to any Guest and/or their invitees that is caused or permitted to be caused by the intentional or unintentional acts of said Guest(s) and/or invitees, or by the failure of structures, pools, appliances, (including hot tubs and BBQs) furnishings, and/or other equipment, or any other occurrence whether by malfunction, misuse, acts of God/nature, and/or are otherwise naturally occurring. No guarantees are expressed nor implied as to the suitability of utilities and other services or amenities provided to the vacation properties and adjacent structures and premises. No guarantees are expressed nor implied regarding the suitability/compatibility of materials utilized in the construction of the vacation property and/or its contents. AZRNR, Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners shall not be held liable nor otherwise responsible in any way for unintentional allergic reactions or sickness to Guest(s) or invitees, caused or permitted to be caused by materials utilized in the manufacture of the vacation property and/or its contents, nor from mold and/or airborne spores, nor from pet/animal allergens, nor from chemical agents including, but not limited to appliances, linens, carpeting, utensils, fixtures, hot tubs, pools, and/or other equipment. No guarantees are expressed nor implied regarding the presence or absence of, or any affects guests or their invitees may experience due to the presence of any insect, bug, pest and/or other wildlife, and Guest understands AZRNR, Equity Arizona Real Estate and/or its property owners shall not be responsible for effects or the likes thereof. I hereby forever release and waive my right to bring suit against AZRNR, Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners and its owners, officers, directors, managers, officials, trustees, agents, employees, or other representatives in connection with exposure, infection, and/or spread of COVID-19 or any potential ramification thereof related to utilizing such property or services. I understand that this waiver means I give up my right to bring any claims including but not limited to, personal injuries, death, disease or property losses, or any other loss, including but not limited to claims of negligence and give up any claim I may have to seek damages, whether known or unknown, foreseen or unforeseen. By written or electronic endorsement of this Agreement, Guest(s) and all invitees hereby agree to forever hold-harmless and indemnify AZRNR - Equity Arizona Real Estate, its affiliates, agents, employees, vendors, contractors, and/or its property owners from and against all claims, demands,

loss, liability/responsibility of any kind and character, including cost of defense, arising out of or in any way connected with the Guest(s) use of the property.

SUMMARY OF FEES / CHARGES FOR VIOLATIONS / BREACH: To ensure the longevity of the community's acceptance of the rental opportunities provided, as well as industry sustainability, all aspects of this Guest Stay Agreement are strictly enforced. Guest understands that the following fees/charges for violations and/or breach of this agreement is not all inclusive and may not be limited to but shall include:

- Breach of Contract - \$500.00 per occurrence plus actual cost of breach as outlined below
- Unauthorized parties, events, weddings, ceremonies, receptions, reunions, and/or excessive gatherings - Minimum of \$500.00 per occurrence, subject to immediate removal from the premise, and possible further legal consequences
- Abnormal or unusual odors of cooking, candles, or the like requiring professional remediation as a result - Minimum of \$500.00 per occurrence plus actual remediation cost
- Evidence of smoking or any use of marijuana (medical or otherwise) in or about the premise (within 25 feet of property windows/doors) - \$500.00 per occurrence plus any remediation cost, subject to immediate removal from the premise, and possible further legal consequences
- Authorized early arrivals - \$25/hour rounded up
- Authorized late checkout - \$25/hour rounded up
- Unapproved late check out charge - \$50/hour starting at 11:00 AM, unapproved Guests who remain on the premise after 4 PM shall incur a fee equal to twice the highest peak season rental rate per night
- Excessive cleaning fees - \$50/hour (one-hour minimum)
- Change request to confirmed booking - \$25.00 per occurrence
- Lost keys, gate fobs, garage remotes or the like - \$50 trip charge plus actual replacement cost
- Maintenance / Service call due to guest caused damages or operator errors - \$75 per occurrence plus actual repair cost
- Failure to appropriately dispose of trash - \$75 plus additional cleaning costs
- Unauthorized on-demand video programming charged to homeowners account - \$50.00 plus actual cost
- HOA violations - \$50.00 plus actual violation cost
- Evidence of unauthorized animals on the premises - \$500 breach of agreement plus \$500 per animal per occurrence, plus the addition of pet rent in the amount of \$25/day for entire confirmed stay or the maximum allowable by law
- Evidence of Property Damages or Missing Property due to neglect or intent.- Cost of actual repairs / replacement, or reasonably estimated replacement value for same or like item as approved by homeowner plus \$100 administrative fee

Guest further understands and agrees that a 3% credit card processing fee will be applied to all credit card transactions.

NO CONTEST: Both parties agree that, if property damages due to accident, negligence or any other cause, exceed the coverage amount of any reimbursement by the damage protection waiver or are otherwise not covered by a damage protection policy as outlined herein, Guest hereby authorizes AZRNR without additional contest, to charge the credit card on file for the difference or cost of the uncovered incidentals. In addition, as a condition to the rental of the Property, Guest hereby agrees that AZRNR is hereby granted the right to deduct funds from any retained refundable deposit and/or charge the Guest's credit card in the event of any uncovered Guest and/or Invitee caused loss or damage to the Property including, but not limited to Guest removal, breach of contract, emergency response costs, service calls, service charges, fines/assessments, repairs or replacement costs, shipping charges, credit card processing fees, unpaid rents, loss of rents, plus all applicable taxes in relation to such charges. In addition, Guest hereby authorizes AZRNR to charge the Guest's credit card for any and all uncovered Guest/Invitee caused losses and/or damages sustained to the Vacation Property, Property Owner, or management throughout

the duration of their period of occupancy and as outlined by applicable law and in such an event that incidental charges as outlined herein are processed by AZRNR, an itemized statement of charges shall be sent via certified or electronic mail to the address submitted by the Guest at the time of booking. Notice shall be deemed received by the Guest at such time as timestamped via method sent. By written or electronic endorsement of this Agreement, the Guest hereby agrees to pay for all such charges, as defined above and contained on the pages herein and by signing below Guest understands they are hereby authorizing AZRNR - Equity Arizona Real Estate to charge the card provided by the Guest for any additional Guest requested or incidental rental expenses incurred due to damages or Guest/Invitees neglect, and to pay for those damages, missing items or excessive cleaning expenses incurred that are not covered for reimbursement under the Damage Protection Waiver and/or exceed any refundable damage deposit amount, in addition to a 4% credit card processing fee where applicable. If Guest is NOT in agreement with the terms and conditions established on the pages herein Guest shall NOT sign this agreement and MUST cancel any requested or established booking immediately via the method or channel for which they initially booked. Guest understands that by not signing this agreement it does not prevent Guest from other potential damages or charges as outlined per the policies of any other third party booking channel. TERMINATION OF THE CREDIT CARD OR ANY OTHER DISHONOR OF PAYMENT WILL BE REFERRED TO THE ARIZONA ATTORNEY GENERAL'S BAD DEBT DIVISION FOR PROSECUTION AND OWNER/AGENT SHALL ALSO HAVE ALL OTHER AVAILABLE REMEDIES.

By signing the Guest Stay Agreement I attest that I have reached the minimum age requirement to book the property, I am of sound mind to consent to, and by signing below I hereby do consent to, all Terms and Conditions set forth in this agreement and I have met any and all requirements for occupancy as outlined in this agreement, agree to all terms and conditions of this agreement, will be an occupant throughout the confirmed rental period, or have signed an Acceptance of Risks and Responsibility Agreement, will provide the names and ages of all invitees who will be occupying the premises, and accept liability for all actions of the occupants during the confirmed dates. If I have not previously provided all required documentation and/or signed an Acceptance of Risks and Responsibility Agreement where required, I agree to provide the required information within 3 days of this agreement signing, or in such case whereas arrival date is less than 3 days all required information will be provided prior to receiving access to the property. If it is discovered that I am no longer occupying the property and I have not signed an Acceptance of Risk and Responsibility Agreement, any and all occupants may without warrant be asked to vacate the premises immediately. This Guest Stay Agreement and all accompanying provisions herein are incorporated into the agreement and executed, updated or renewed this day between Owner and Occupant.