



ACCIDENTAL PROPERTY DAMAGE PROTECTION

Aspen Brook Vacation Homes (Aspen Brook) includes accidental property damage protection with every reservation. This protection covers accidental damage to the property you are renting up to \$1,500 as long as the damage is accidental and reported to Aspen Brook before your departure. It does not cover damage that is willful, the result of negligence, or damage due to misuse of household items. In lieu of a Refundable Damage Deposit, Aspen Brook charges \$69 for the Accidental Property Damage Protection and it is non-refundable. This is provided to you and all guests confirmed on your original reservation staying with you in the vacation home during your stay with us.

Any damage to real or personal property assigned to the vacation home you have rented from Aspen Brook for your stay, will be covered for the cost of repair or replacement up to \$1,500. If the cost to repair or replace exceeds \$1,500, or does not meet the criteria for a covered loss, you are responsible for the full amount of the repair or replacement or that portion which exceeds \$1,500 for a covered loss. This will be charged to the credit card we have on file.

Protection Coverage is Not Provided for the Following:

1. Intentional Acts or Gross Negligence
2. Damage that occurs while you are in violation of the "Disclosures and Policies" made part of your Rental Contract
3. Loss, theft or damage to any personal effects owned by you or any of your guests

Steps to Take in the Event of Damage/Loss:

1. Take all necessary and reasonable steps to protect the vacation home you have rented and make every effort to prevent further damage in the event of a damage situation.
2. Report the damage by calling our office or emailing PRIOR to check-out. **NO CLAIMS WILL BE HONORED FOR DAMAGES REPORTED AFTER YOUR DEPARTURE.**
3. Provide photos or any necessary documentation to substantiate your damage claim.