

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at: 626 Happy Hollow Rd. Chillicothe, OH 45601

Your confirmation is as follows:

Rental dates: _____ to _____

Number of adults: _____

Number of children: _____

Number of Pets: _____

Your deposit is due immediately. The remainder is due in two weeks, however you may pay the full amount at any time. We reserve the right to charge a Good Care Deposit.

Rental rate and fees are as shown in your invoice and on Wren Eagle Retreat's website.

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between Diana Harkness ("*Homeowner*") and _____ ("*Renter*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 626 Happy Hollow Rd. Chillicothe, OH 45601

The property is furnished and includes refrigerator, cooktop, wall oven, microwave oven, dishwasher, washer/dryer, coffee maker, toaster, electric mixer, blender, linens and towels, and various items of furniture.

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: The maximum number of guests is limited to 8 persons.

4. Term of the Lease. The lease begins at 4 p.m. on _____ (the “*Check-in Date*”) and ends at 12 p.m. on _____ (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods

6. Rental Rules: Renter agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Renter permits on the property to abide by the following rules at all times while at the property.

7. Access: Renter shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

8. Rental Rate and Fees

- a. Deposit: A deposit 25% of the full amount or one night’s rent (whichever is greater) is due at time of reservation.

The deposit is non-refundable and applied toward the rental fees.

If the premises appear dirty or damaged upon Check-in, Renter shall inform Homeowner immediately.

- b. Rental Rate. Payment in full is due 2 weeks prior to the Check-in Date:
TOTAL Due \$ _____

9. Cancellation Policy: If Guest wishes to cancel the reservation, the deposit will be refunded as follows:

100% if cancelled by 4pm EST the day the reservation is made
\$25 charge if cancelled later than that, and the entire deposit will be forfeit if cancelled 14 days or fewer prior to the Check-in Date

10. Insurance: We encourage all renters to purchase traveler insurance.

11. Payment: All payment must be made by credit card. You will be required to provide the following information: Full name on credit card, card billing address, card number, expiration date, and CVV code.

12. This agreement is governed by the laws of the State of Ohio and Ohio is the jurisdiction for all matters pertaining to this agreement.

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable consistent with the cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Renter

Homeowner:

[electronic or manual signature]:

Name (print) _____

Date: _____

Phone # (during stay):

Exhibit A

RENTAL RULES

1. No smoking is allowed inside. Smoking is allowed outside and all items must be safely disposed.
2. Only those people in the rental party set forth above may stay overnight in the property. Others are the Renter's sole responsibility.
3. The owner is not responsible for any accidents, injuries or illness that occur while on the premises. The owner is not responsible for the loss of personal belongings or valuables. By accepting this reservation, it is agreed that all renters are expressly assuming the risk of any harm arising from their use of the premises or its use by others who the renters have invited to use the premises.
4. Renter agrees to keep the property and all furnishings in good order
5. Renter agrees to follow all instructions for use of appliances or furnishings and to use such items only for their intended purpose.
6. PETS are permitted only with prior approval and the *Pet Addendum* must be completed.
- 7 Fireplace: The fireplace contains a wood stove insert. Please refer to the Visitor's Guide for proper operating instructions; Appropriate wood may be purchased at Lowes, Central Center Hardware, and Kroger. The door must not be left open at any time except when lighting or adding wood.
9. Septic: The property is on a septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. For the main bedroom toilet only the provided high quality single ply tissue may be used. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system or multi-play paper has been used in the main bedroom toilet, you could be charged damages. Do not put grease down any of the drains. Cans have been furnished for proper grease disposal.
10. Storms: No refunds will be given for storms. Roads can be curvy and steep. Gravel drives are maintained; however, we highly recommend four wheel drive and using low gear during the snow months. We do not refund due to road conditions.

PET ADDENDUM

It is hereby agreed by and between _____ (*Homeowner*) and _____ (*Renter*) that homeowner will allow renter to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to certain pets as described below:

Renter hereby agrees to comply the following:

1. Renter to pay additional pet fee in the amount of \$_____ per visit.
4. Renter is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
7. Pet must not cause damage to premises or furnishings. If damage is caused, the cost of the damage may be deducted from security deposit.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

The Renter shall be solely responsible for the pet while on the property.

Sign _____ Date _____