



Short-Term Rental Agreement

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 people: _____

Number of pets: _____

Your deposit is due immediately. The remainder is due
However, you may pay the full amount at any time. We reserve the right to charge a
Good Care Deposit up to and including the full amount of the rental.
Rental rate and fees are as shown in your invoice and on Wren Eagle Retreat's website
and on any third-party site through which you may have booked.

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, slow cooker, mixer, blender, linens and towels, kitchen items 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 _____ and ends at 12 p.m. on _____.

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. Any illegal act committed by Renter or anyone associated with Renter will immediately void this agreement and all monies paid shall be forfeit as liquidated damages.

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 Rates: A deposit equal to 50% of the total amount or 1 day's rental, whichever is larger, is required to hold the property. The remainder is due and owing thereafter and may be paid no later than 14 days prior to arrival. TOTAL Due \$ _____

9. Cancellation Policy: If Guest wishes to cancel the reservation, the deposit will be refunded as follows (or consistent with any 3rd party website where you have booked):

- 100% if canceled by 4pm EST the day the reservation is made
- \$35 charge if canceled later than that, and the entire deposit will be forfeit if canceled 30 days or fewer prior to the Check-in Date

You acknowledge that an inherent risk of exposure to viruses exists in any place where people are or have been present. By renting you assume all risks related to exposure to viruses and agree to hold harmless Homeowner or any of her agents or contractors for any illness or injury. If you have a confirmed case of COVID-19 within 2 weeks before or after your rental, or during your rental, you will notify the Homeowner and the Ross County Health Department (740) 779-9652.

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 and any subsequent damages caused by my rental activities resulting in repair, replacement, or excess cleaning. 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:

Name (print) _____

Date: _____

Phone # (during stay):

Mailing address below:

Street Address

City

State

Zip

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 occupy the property. Any others will be considered trespassers until their stay is approved by and rental amount paid to the owner. This is a vacation rental and is not to be occupied by people who live in Ross or any contiguous counties without the express permission of the owner.
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. Any personal belongings of renter not removed by the end of their tenancy is deemed abandoned. 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 and appliances in good order and to use them only for their intended purpose and as directed in the Visitor Guide. If something is broken renter must inform owner immediately so that it can be repaired/replaced in a timely manner.
5. Renter agrees to follow all instructions for use of appliances or furnishings and to use all property only for its intended purpose and as directed in the Visitor Guide.
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; Wood is furnished however additional 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.
8. Septic: The property is on a septic systems. The septic system is very effective; however, it will clog if improper material is flushed. DO NOT FLUSH anything other than toilet paper. Only the provided high quality single ply tissue may be used in the king bedroom toilet. No feminine products should be flushed at anytime. If it is found that 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.
9. Storms: No refunds will be given for storms. Roads can be curvy and steep. Gravel drives are maintained, however four-wheel drive and using low gear during snow or ice accumulation may be required. No refund will be issued due to road conditions. Travel insurance is recommended during the winter months (January, February, and March).
10. No insecticides/pesticides may be used except those which provide personal protection (spray/rub on your body). Some of these are provided. Insects are important to the ecology as are birds, reptiles, and amphibians which eat them.