

SECLUDED WOODLAND ESCAPE

Alan & Melissa Gingrich | Le Roy, MI 49655

GUEST LIABILITY WAIVER, ASSUMPTION OF RISK & DAMAGE RESPONSIBILITY AGREEMENT

This Agreement is between Alan & Melissa Gingrich, individually d/b/a Secluded Woodland Escape, Le Roy, MI 49655 ("Host"), and the undersigned Guest as a condition of occupying the cabin and all grounds ("Property"). By signing, Guest confirms they have read, understood, and voluntarily agreed to all terms herein.

1. Assumption of Risk

- Slips, trips, or falls on any interior surface -- floors, stairs, loft ladders, bunk beds, bathrooms.
- Contact with fireplaces, hot surfaces, cookware, or heat sources inside the cabin.
- Low ceilings, exposed beams, uneven flooring, or rustic cabin structural features.
- Use of the porch propane fire pit, deck, driveway, yard, and any outbuildings.
- Uneven terrain, steps, or ground-level hazards on exterior grounds.
- Wildlife encounters on or near the Property.
- Weather conditions: ice, snow, mud, high winds, and lightning.
- ANY injury or death from ANY cause occurring on or within the Property during the rental period.

2. Full Release of Liability

Guest, on behalf of themselves, all accompanying guests, heirs, and assigns, fully and forever releases and discharges Host from ALL claims, damages, or liabilities of any kind -- including those from Host's own negligence -- related to:

- Any personal injury, illness, or death inside the cabin or anywhere on the Property.
- Any accident or condition on the Property regardless of cause.
- Loss or theft of personal belongings during the stay.
- Failure or malfunction of any appliance, utility, or fixture.
- Acts or omissions of other guests or third parties.

5. Damage & Full Financial Responsibility

Guest accepts complete financial responsibility for ALL damage caused by Guest or their party, including: cabin structure, walls, floors, furnishings, appliances, linens, excessive cleaning, odor/smoke removal, unauthorized pet damage, and damage by unlisted guests. Costs exceeding the security deposit will be charged to Guest's payment method on file. Guest must report all damage to Host immediately.

6. Indemnification & Governing Law

Guest agrees to indemnify, defend, and hold harmless Alan & Melissa Gingrich d/b/a Secluded Woodland Escape from all claims, damages, or expenses (including attorney's fees) from Guest's use of the Property or breach of this Agreement. Governed by Michigan law; disputes in Osceola County courts. If any provision is unenforceable, all others remain in effect.

7. Guest Acknowledgment

By signing, Guest confirms: (a) read and fully understands this Agreement; (b) voluntarily agrees to all terms; (c) is 18+ and authorized to sign for all party members; (d) signs freely and without duress; (e) understands this Agreement limits Host's liability to the fullest extent permitted by Michigan law.

3. Propane Fire Pit Rules (Porch Only)

The ONLY permitted fire sources are the propane fire pit table on the porch and the charcoal grill. No wood fires or any other flame source are permitted anywhere on the Property.

- Never leave the propane fire pit or grill unattended while lit.
- Turn propane completely OFF before going indoors or to sleep.
- Do not place any items on or over the fire pit table.
- Keep children and pets at a safe distance at all times.
- Fireworks and sky lanterns are strictly prohibited on the Property.
- Observe all Michigan DNR and local burn restrictions before use.
- Guest assumes full risk and liability for any fire-related damage or injury.

4. Cabin Safety Responsibilities

- Lock all doors and windows when the cabin is unoccupied.
- Never tamper with or disable smoke or carbon monoxide detectors.
- Report any hazards, malfunctions, or damage to Host immediately.
- Supervise all minors at all times -- Guest is fully responsible for children in their party.
- Do not exceed the maximum stated occupancy at any time.
- No smoking inside the cabin under any circumstances.
- Follow all posted House Rules in the cabin welcome materials.
- Use caution on all stairs, loft ladders, and bunk beds.
- Remain within the designated Property area -- do not trespass onto adjacent land.

PRIMARY GUEST

Full Name (Print): _____

Signature: _____

Check-In Date: _____

Date Signed: _____

ADDITIONAL GUEST

Full Name (Print): _____

Signature: _____

Date Signed: _____

ADDITIONAL GUEST

Full Name (Print): _____

Signature: _____

Date Signed: _____