

## **The Corner At Broadway Contract**

- You have 48 hours to sign and submit the digital contract link after the reservation takes place, or your check-in instructions will not be sent. All information must submitted must be correct. Check-in instructions will be delivered no later than 24 hours prior to arrival.
- There are two signature and driver license spaces. One for the owner of the credit card that was used to place the reservation. The second is for the person who placed the reservation. If they are the same, please sign in both places.
- You must submit a valid drivers license or state issued photo ID with a full address, name. No Passports.
- The renter must be 25 years old or older.
- No third Party Bookings. The renter must be staying the night throughout the entire reservation.
- You must supply a current address and phone number.
- All information on contract must be completed and submitted correctly.
- You agree and understand that there are Exterior Security Cameras that records and sends video, audio and still images.
- We understand and respect your need for privacy. We reserve the right to visually inspect the home every 24 hours to ensure the well-being of our guests and confirm the condition of the house.
- If any of these house rules are broken - eviction and additional charges will occur.
- You agree to the cancellation policy that is on the platform you made the reservation with when you placed the reservation. If you are not entitled to a refund, we do not honor requests for refunds.
- Note: We advise that you take out travel insurance that covers you and your family in the event of accidents or cancellations.
- This home is not handicap accessible.
- The property maximum occupancy is 16 guests. All guests must be on your pre submitted visitors list. You may not change the names of the guests or bring additional people without prior written permission.
- If you have less than the maximum occupancy on your reservation, you do not have permission to bring additional people. Your reservation number supersedes the maximum occupancy.
- The renter is fully responsible for all guests, their actions and for the home during the reservation. All guests must follow all of the house rules set in place.
- No sleeping anywhere but the beds provided. No inflatable air mattresses or sleeping on sofas or floors.
- RV, campers, tents, motorcycles, commercial vehicles, trailers, boats, UTV, ATV etc. are not allowed on the property.
- NO PARKING IN THE GRASS OR CONCRETE AT ANY TIME! You must only park in the designated parking driveway area for guests.
- Only 8 vehicles are permitted and they must be submitted prior to arrival. All Unauthorized vehicles will be towed promptly.

- Quiet hours 11:00PM - 8:00 AM- monitored and enforced. Johnson County Indiana Noise Ordinance is in effect 24 hours a day.
- No early check-in and No late Check-Out. A fee of \$25 will incur for every 15 minutes you are leaving late.
- Doors must stay shut at all times when not passing through. You will have to use your door code to enter back in every time you need inside the home. Do not open windows unless it is an emergency.
- Do not use or enter the upper, outside deck.
- No Pets/Animals are allowed in the homes or on the property at any time.
- No smoking anywhere on the property. The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, electronic cigarette or other tobacco product or similar lighted product in any manner or in any form. Anyone smoking must go to the curb or beyond.
- The thermostat in the home is programmed so that you will be able to adjust the cooling temperature in the home down to 70 degrees and up to 80 degrees F and heating air temperature in the home 65 to 72 degrees.
- Do not take the thermostats off the wall.
- Do not touch or manipulate the outside to inside HVAC equipment.
- No BBQ Gas or Charcoal Grill. No Fryers.
- No Sporting equipment of any kind anywhere on the property. No outdoor play toys inside the home at any time.
- No Wheels or cleats or sport shoes allowed inside or on the porches.
- No Excessive Alcohol or Alcohol games.
- No weapons of any kind.
- No Glassware outside. Home is equipped with acrylic drink ware and plastic dining dishes.
- No property is to be removed from the home, including towels. One exception is pool towels to be used at the splash pool or swim park. Pool towels must be return and not stained or damaged. If any property is removed from the home it will be considered damaged, even if brought back inside.
- Do not move any furniture inside the home, except when using dining chairs or barstools.
- Do not bring outside patio furniture inside the home.
- Do not use or move decor.
- Please only use the standard white bed pillows. All other pillows are decorative and are not for use.
- Do not unplug TV units, Game Consoles, HDMI cords, DVD players, USB Drives, lamps, appliances etc.
- Do not reset any equipment.
- Place back remotes to their designated, labeled space in each room where you found it when arriving.
- The Tenant shall be solely responsible for any thefts, acts of vandalism, or other damage or loss of personal property which may occur during the course of this agreement, whether said damage or loss be the property of the Tenant or any other person invited in by the Tenant,

unless such damage is specifically caused by the negligence or incompetence of the owner or the owner's agent.

- No HAZARDOUS materials are allowed on the premises including but not limited to, GAS, PROPANE or CHARCOAL GRILLS, CHARCOAL, LIGHTER FLUIDS, MATCHES, FIREWORKS AND CANDLES. FRYERS of any kind are not allowed on the property at any time. This includes but is not limited to TURKEY FRYERS.
- Do not use the outside water spigot or hose unless you have prior permission.
- No Events/Parties. Events and parties are anything except nightly accommodations.
- No vendors of any kind allowed including but not limited to, caterers, photographer/ videography, make-up artist, beauty specialist etc.
- You may not bring in personal or rented appliances, fryers, tables, chairs or furniture or equipment.
- Do not use the outdoors as a restrooms. We have indoor restroom facilities.
- Do not use the homes vacuum outside or for you personal vehicles.
- All children under the age of 18 must be supervised.
- You shall be solely responsible for any thefts, acts of vandalism, or other damage or loss of personal property which may occur during the course of this agreement, whether said damage or loss be the property of the guest or any other person invited in by the guest,.
- While we endeavor to give a high level of service to our guests, any issues or problems regarding your vacation stay must be dealt with prior to departure. Under no circumstances will these be addressed after your vacation stay
- There are locked closets in the home. Do not attempt to enter.
- Check-out policy must be followed upon departure.

### **Check Out Procedure**

- 1. You must depart no later than 10:00 a.m.**
- 2. Kitchen must be left clean and orderly, no dirty dishes, ovens, microwave ovens, small appliances, or stoves. All kitchenware/dishes must be cleaned and return to the appropriate cabinet/drawer before your departure. You must use dishwasher soap/detergent for the dishwasher and dishwashing soap/detergent for hand washing kitchen items. Scrape and rinse off dishes before placing dishes in the dishwasher. When you put dishes with food still on them in the dishwasher it bakes the food onto the dish. Baked on food is not easy to clean off and there will be additional charges if this is done, as they are not considered clean.**
- 3. Before departure, strip beds of their sheets & pillow cases and leave in bedrooms. Start a load of towels before you leave so they are ready for the cleaning staff to place in dryer. You MUST use laundry soap/detergent for this load of laundry.**
- 4. The floors should be broom clean.**
- 5. All trash/garbage must be bagged in 13 gallon or larger plastic trash bags and left outside in trash container ready to dispose of.**

- 6. All television remote controls, game controller, other device remotes and ceiling fan remotes must be set out in plain view in the dresser, table, shelf or wall where they were when you arrived.**
- 7. All exterior doors and windows must be locked and secured. Please shut off all lights and do not leave any water faucets on.**
- 8. Please do not leave food. All food, even if it is new and not used, will be thrown away by the cleaning crew and there will be additional charges.**
- 9. Sign out of account of smart tv's, X-box, Amazon, Netflix, etc. We are not responsible if another guest charges/uses your account.**

**Fireplaces:**

Gas fireplaces are available for an extra charge October - February. Fireplaces are to be monitored at all times by tenant. Tenant agrees to hold owner harmless for any injury or damages caused by running the fireplace. Fireplaces may only be turned on while the tenant is in the home. Tenant agrees not to leave any gas fire in the fireplace unattended and assumes all liability and risk that could be incurred by the fireplaces. Tenant assumes any and all responsibility for any damages caused to the home or another individual because of running the fireplace.

**Indiana Law and Ordinances / Criminal Activities:**

It is your responsibility to know and understand Indiana Law and local/state ordinances and follow them. The owner and property manager has zero tolerance for criminal activity in and around the property. The owner and/or property manager will immediately report any evidence of criminal activity to the proper authorities, and any and all guest's engagement in any criminal activity is a default of the contract. The guest understands his/her responsibility to call the police/emergency services and report any suspicious activity observed, and then notify the owner and/or property manager. The tenant understands that disturbances of the peace not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the contract. In the event of any criminal activity in which the guests are directly or indirectly involved, the owner and property manager will take the legal measures necessary to evict the guests from the premises immediately.

This includes but does not limit to illegal drug activity, gang involvement, organized crime and disturbances of the peace.