



keukalodge1@gmail.com

  
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Agreement No: \_\_\_\_\_ Date: \_\_\_\_\_

Guest Sponsor: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Number in Party: \_\_\_\_\_ Occasion: \_\_\_\_\_

**Your billing will be as follows:**

Total Billing:

Reservation/Security Deposit: \$750

*\* Refunded upon verification of no damages, losses or major cleaning.  
(We expect the place to be broom swept and dishes washed in the dishwasher.)*

Initial Deposit/Payment: \_\_\_\_\_

First Half Deposit: \_\_\_\_\_

Cleaning: \$500 *OR be respectful and clean up after yourself.*

Final Payment: \_\_\_\_\_

Note: \_\_\_\_\_

**Payment Methods:** VRBO, Home Away, Bank Money orders, Cashier's check, Personal check, Traveler's checks,

After carefully reviewing, please sign one copy and return with the initial deposit to our Amherst address below.

**Please Remit Payment To:** *(mail to address!!)*

Bret Llewellyn  
1350 North French Road  
Amherst, NY 14228



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1. **Check in Time** is after 4:00 pm and check out time is 11:00 am. If early check-in or late check-out is needed, please contact us to see if available.
2. This is a **NON-SMOKING** and **NO PETS** home! (Automatic loss of security deposit and additional penalty for any damage).
3. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
4. **Damage/Security Deposit:** A damage/security deposit of \$750 is required. This must be received with the first payment. The deposit is not applied toward rent; however, it is fully refundable within 10 days of departure, provided the following provisions are met.
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during stay.
  - c. All keys are left on the kitchen table and unit is left locked.
  - d. All charges accrued during the stay are paid prior to departure.
  - e. No linens are lost or damaged.
  - f. Kitchen returned in a neat manner.
  - g. Garbage is double bagged and put in trash cans in the basement or put to road for weekly vacationers.
5. **Payment:** An advance payment equal to 50% of the rental is required to reserve the home. The advance payment will be applied toward the rental fee. The advance payment is not a security deposit. The balance of the rental fee is due 90 days prior. Please make payments in the form of traveler's checks, bank money orders, cashier's checks or personal checks.
6. **Cancellations:** A ninety (90) day notice is required for a cancellation. Cancellations that are made more than ninety (90) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within ninety (90) days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent or deposit.
7. **Maximum Occupancy:** The maximum number of guests per house is limited to ten (12) persons. Insurance prohibits more than 10 occupants at anytime in the Lodge. (For comfort and safety reasons) Loss of security deposit for any parties larger than registered. The Lodge is not to be used for visiting guests, receptions or for parties other than the registered guests.
8. **No Daily Maid Service:** While linens and bath towels are included in the home, daily maid service is not included in the rental rate however is available at an additional rate. We do not permit towels or linens to be taken from the property. Beach towels are allowed to the lake.
9. **Falsified reservation:** Any reservation obtained under false pretences will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be permitted to check-in.



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**10. Written Exceptions:** Any exceptions to the above mentioned policies must be approved in writing in advance.

**11. Storm Policy/Road Conditions:** No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however, we highly recommend four wheel drive during the snow months. We do not refund due to road conditions. We will offer other available dates to compensate for unique situations.

**12.** The property is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises.

**Additional Guests Names:**

(Note: The Lodge is explicitly for registered guests only! Any non-registered guests, receptions or parties will be justification for loss of security deposit and additional cleaning charges).

- |          |           |
|----------|-----------|
| 1. _____ | 7. _____  |
| 2. _____ | 8. _____  |
| 3. _____ | 9. _____  |
| 4. _____ | 10. _____ |
| 5. _____ | 11. _____ |
| 6. _____ | 12. _____ |
- (with approval)*
- (with approval)*

**By signing below, I agree to all the terms and conditions of this agreement.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

Email Address: \_\_\_\_\_