

# Moose Cabin at Hidden Acres Rental Agreement & Conditions

The following agreement and accompanying Terms and Conditions of Rental binds a contract between the following two parties:

**The Owner**

Moose Cabin/England Family Rentals  
974 CR 1300E Sullivan, Illinois 61951 (not mailing address, please ask if you need)  
217.259.2057(Caitlin Veatch)

**The Renter**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

The property rented in this agreement is known as Moose Cabin at Hidden Acres with the maximum number of occupants 8

**1. Guests**

Please list all members of your party in the table below. All persons listed will be bound by the terms of this agreement. Only persons listed on this agreement may occupy the property at any time.

| Name | Age |
|------|-----|
|      |     |
|      |     |
|      |     |
|      |     |
|      |     |
|      |     |
|      |     |
|      |     |

## 2. Rental Period

The period of this rental shall be from \_\_\_\_\_ to \_\_\_\_\_. The property will be ready for occupancy from \_\_\_\_\_ on \_\_\_\_\_, and must be vacated by \_\_\_\_\_ on \_\_\_\_\_ (unless otherwise agreed with The Owner).

## 3. Payment and Damage Deposit

The rent for the period stated above is \_\_\_\_\_ payable as follows:

If the rental is more than a month away from the contract date the rental fee can be made in 2 payments. If the date is not a month away payment must be made in full.

A cleaning fee of \$75 is added to your rental total. This is a one-time fee to cover the cost of cleaning services after guest's departure.

A deposit of 50% (\_\_\_\_\_) is due by 3 days of your quoted price with the signed rental agreement.

The final balance of \_\_\_\_\_ is due on or before \_\_\_\_\_

A damage deposit check for \$500 is also required with the final balance. This will be by separate check, which will not be cashed unless The Owner has a valid claim to make upon it. If claims are made a copy of the bill will be given to The Renter. If no claims are made then the damage deposit check will be voided and returned within 2 weeks after The Renter's departure of the property.

## 4. Cancellation Policy

If guests pay the full balance on time, they can receive:

- 100% refund of the total cost if they cancel at least 2 weeks before check in
- 50% refund of the total cost if they cancel at least 1 week before check in

## 5. Utilities

The Owner will provide The Renter with water, heat, electricity, linens, and good cell phone signal with Wi-Fi (not recommended for streaming videos). All utilities are included in the total rental price.

## **6. Restrictions**

- Smoking is not permitted inside the cabin
- Pets are not permitted

## **7. Damage**

The cost of any unreasonable damage caused by The Renter will be deducted from the damage deposit.

The Renter will be responsible for any damage caused in excess of the damage deposit and will be invoiced separately.

The damage deposit will be voided and returned to The Renter by The Owner after the owner has inspected the property.

## **8. General Conditions**

The maximum number of guest using the rental premises shall not exceed the total number stated in the cabin rental agreement.

The Renter shall, at his expense, and throughout the period of then rental, keep the property in a state of cleanliness and in good condition and repair. The Renter acknowledges that at commencement of the rental, the property is in good and substantial repair except for any defect The Renter may report to The Owner or representative during the first day of the rental.

The Renter shall leave the property in good repair, cleaned, dishes washed, beds stripped, and all garbage in proper bins. The cleaning checklist shall be completed and signed.

Any unsafe or dangerous conditions must be reported to The Owner or representative immediately. The renter acknowledges that the use of the property is entirely at the renter's risk. The renter shall indemnify and save harmless The Owner against and from any and all expenses, sots, damages, suits, actions or liabilities arising from any and all loss of or damage to personal property, injury or death resulting from the use of the rental property, grounds, pond, and shooting range.

The Renter assumes full responsibility for fulfilling the terms of the rental for the period stated.

## 9. Security System & Cameras

Our property is now equipped with a security system & cameras to monitor the cabin and property. The security system is never set while renters are present this is only used when no one is inhabiting the cabin. The cameras only monitor the exterior of the cabin. We know our renters value their privacy and we never want to intrude or violate that. We have these systems to protect our property mainly when it is not being rented or we are not present. If you have any questions about these systems we are more than willing to answer any questions.

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### Signatures:

Owner/Representative:

\_\_\_\_\_ Date \_\_\_\_\_

Renter:

\_\_\_\_\_ Date \_\_\_\_\_

To confirm this reservation complete and return this agreement by email or fax  
info@englandfamilyrentals.com/217.728.3190