

Moose Cottage Rental Agreement & Conditions

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

The Owner

Moose Cottage/England Family Rentals

1085 IL-35 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 Cottage with the maximum number of occupants 6

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 \$50 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 \$250 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 Wi-Fi. 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.

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

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