RENTAL RULES & REGULATIONS 407-323-7003(H) 407-921-8165(C) or 866-603-9442(Toll Free)

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BROWNS CREEKSONG HOME

CHECK-IN DATE:	CHECK-OUT DATE:	_OCCUPANCY #

CHECK-IN time is after 3:00 p.m. and CHECK-OUT time is 10:30 a.m. SMOKING is NOT permitted inside the home. PETS are NOT permitted under any condition. NO BON FIRES. NO FIREWORKS.

RESERVATION/DAMAGE DEPOSIT – a reservation/damage deposit of \$200.00 is required. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied towards rent. However, it is fully refundable within (10) days of departure, providing the following provisions are met:

- a. No damages done to cabin or its contents.
- b. There are no expenses resulting from check fees, movie charges, phone charges, or internet charges.
- c. All dishes are cleaned, dried, and put away, all items removed from refrigerator and freezer.
- d. Garbage has been removed.
- e. No linens or household items are missing.
- f. House has not been smoked-in or pets allowed.
- g. House key must be returned to lock box when departing.
- h. Place heat on 55 degrees in winter and turn air conditioning off during summer.
- i. Close and lock all windows and doors to the home and turn off lights.
- j. No more guests than what is approved for occupancy on this regulation. Unless, otherwise agreed to by owner.

PAYMENT – The total amount of the bill (rental rate plus taxes, security deposit, and nonrefundable reservation fee) is required 30 days before arrival date. If reservation is made within the thirty (30) day period, the full amount is due at time of booking. We accept payment by personal check, postal money order or credit card over the phone.

REFUNDS – There will be no refunds due to weather, appliance, water, power, or TV failures. All repairs will be made, as soon as possible, during normal business hours, unless deemed an emergency. There are no refunds for early check-outs. Please notify me, as soon as possible, if a problem arises.

RETURNED CHECK FEE – There is a \$35.00 per check fee for all returned checks.

RESERVATION FEE – There is a \$45.00 nonrefundable fee per reservation. Taxes will apply.

CANCELLATIONS – a thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations

or changes that result in a shortened stay, that are made within 30 days of arrival date, forfeit the full rental payment and would refund the damage/reservation deposit.

RENTAL AGREEMENT – Upon receiving your security deposit and a signed and dated copy of the Rental Agreement, a rental confirmation will be mailed or emailed to you. Once full payment has been received, a welcome package that includes travel directions to Browns Creeksong Home and the lockbox code to access the house will be mailed to you within 30 days of reservation.

MINIMUM STAY – There is a three (3) night minimum.

INCLUSIVE FEES – Rates include linens & towel set-up and a fully equipped kitchen. Also, rental fees include the housekeeping fee and spa fee. Firewood provided in winter time for fireplace.

GUEST RESPONSIBILITIES – Cleaning is provided upon departure. Furnishings include dishes, bed and bath linens and cookware. Guest will provide their paper products, i.e., toilet paper, paper towels, napkins, dishwashing soap, laundry detergent, etc.

GENERAL STATEMENT – The owners are not responsible or liable for (a) any loss or theft of personal property, accident, injury or damage of any nature from any cause to renters (including guests or others) or acts of God, (b) weather, road, travel, ski conditions, or any other recreational activities. Items can be returned which were inadvertently left via mail on a C.O.D. basis. Rates may change without notice.

ROUTINE MAINTENANCE – It may be necessary to enter the cabin to perform minor repairs. Guests are not required to be there for repairs to be done.

By signing below you agree to all terms and conditions of this agreement.

Signature	Date	
MAILING ADDRESS:		
STREET/P.O. BOX		
CITY	STATE	ZIP
EMAIL ADDRESS		_
CONTACT NUMBER		