

ROSE HILL HOME LLC

Rose Hill Short Term Rental Agreement

This Short Term Rental Agreement (hereinafter referred to as "Agreement") is for Rose Hill home located at 614 Rose Hill Lane, Glasgow, Virginia 24555, a short-term rental 2-bedroom home hereinafter referred to as "Home".

**Rental Rate - \$185/night per couple, additional person \$25 per night
2 Night Minimum – Maximum occupancy 6 people.**

Arrival Date –

Departure Date –

Number of Nights –

Number of people –

Total Rent - \$

Sales Tax (12.3%) \$

Credit Card charge (3.5%) PayPal

Total Rent & Tax Due - \$

Security Deposit - 225.00 – refundable if all conditions met

Reservation Deposit – 50% of rent and taxes due now to hold date

Balance Due 30 days before arrival and includes Security Deposit which is refundable if all conditions are met.

Name - _____

Address - _____

City, State & Zip - _____

Phone – Cell - _____ Home - _____

Email Address - _____

Names of Guests

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

I. RESERVATION AND PAYMENT PROCEDURE

To confirm a reservation you need to make the reservation payment as well as sign this rental agreement along with signing the **Rose Hill Family Home Disclosure Agreement** and the **Hold Harmless and Indemnity Agreement**. These documents are included in this email as attachments. Copies can also be downloaded from our website at www.rosehillrental.com.

To hold a reservation made 30 days before the arrival date requires a 50% deposit of total amount of nights reserved. Balance, including taxes and security deposit or any other charges, is due 30 days before arrival date to hold and confirm a reservation.

Reservations made less than 30 days of rental arrival date will need to be paid in full by credit card through PayPal to confirm reservation.

We accept credit cards or personal checks. If you choose to pay by credit card we will send you a request for funds email from PayPal, an online credit card service. If you do not have a PayPal account it is not necessary to join, just check the box to pay by your credit card. A 3.5% credit card charge will be added to your total bill for the credit service fee.

Mail personal checks to: Rose Hill Home LLC, 15808 Sandridge Rd., Long Beach, WA. 98631. The reservation will be confirmed when the funds have been "collected" by our bank, usually within 5 days.

II CANCELLATION POLICY

Cancellations made 30 days ahead of arrival date will be fully refunded. Cancellations after that date will be refunded if nights are resold or at owners discretion. We will work with you to resolve. Please let us know as soon as possible if your plans change.

Reservations made 6 months or more ahead of arrival, full refund will be given if cancelled 90 days before arrival. Cancellations after that date will refunded if the nights are sold or at owner's discretion. We will work with you to resolve. Please let us know as soon as possible if your plans change.

So far we have not had a cancellation problem and we hope that will continue!

III. SECURITY / DAMAGE AGREEMENT

1. **Security Deposit.** A security deposit of \$ 225 shall be deposited with the Property Owner, in trust, as security for the performance by the Tenants of the terms under this rental agreement, and for any damages caused by Tenants, Tenants' family, agents and visitors (hereinafter collectively called "Tenants") to the premises or furnishings during the rental period. Owner may use part or all of the security deposit to repair any damage to the home caused by Tenants. However, Owner is not limited to just the security deposit portion of any security deposit amount and Tenants remain liable for any balance owed for damages that exceed the security deposit. The security deposit will be refunded if the house is left clean and free of damage. Please read carefully paragraph 3 below, as well as section V.
2. **Key Charge.** A \$10 fee will be charged to Tenants for failure to return any and all related keys. Such charge shall be deducted from the security deposit.
3. **Cleaning.** Tenants are responsible to leave the house "broom" clean. All kitchen countertops, sinks, and dishes are to be left clean. Spills on cupboards, in the refrigerator, in the stove or on the floor need to be wiped up. Take off muddy or wet shoes/boots before entering house. Please leave on front porch. Do not track mud or wet leaves or grass throughout the house. If you have please clean up. Vacuum and broom are in closet by desk. 1 load of laundry, towels preferably, shall be started before departure. Please leave all dirty towels, sheets, pillow cases, kitchen towels in basement by laundry machine. Do not take off mattress pads. The detergent is on washing machine. Tenants shall be responsible for any undue and/or unreasonable cleaning of the house. Extra cleaning charges may be deducted from your security deposit if these conditions are not met. A cleaning charge of \$25 per hour, with a one (1) hour service minimum will be assessed.
4. **Damage charge.** Any damage charges incurred by the Tenants not covered by the security deposit listed above shall be assessed to your credit card or billed to you.

IV. CHECK-IN/CHECK -OUT PROCEDURE

1. **Check-In.** Check-in time is 2 pm. No early check-ins without prior consent of Owners. We will be flexible if possible. Please feel free to ask. Upon arrival, Tenants will be given their key(s), as well as any special instructions or updates that may be applicable to the home.
2. **Checkout.** Checkout time is 10:30am. Later check out time must be approved prior to rental. We will be flexible if possible. Any delay in checkout, absent prior consent of Owners, shall result in Tenants being charged for another night's stay.
3. **Check Out List on Refrigerator Door. Please read before leaving.**
4. **Please sign the guest book on sideboard in kitchen/dining area.**

V. USE AND ENJOYMENT OF UNIT AND PROPERTY

1. **Use of Premises.** Tenants shall only use the premises as a residence. The premises shall not be used to carry on any type of business or trade, without prior written consent of Owner. Tenants will comply with all laws, rules, ordinances, statutes and orders regarding the use of the premises.
2. **Quiet Enjoyment.** Tenants shall be entitled to the quiet enjoyment of the premises, and Owner will not interfere with that right unless owner's manager in her sole opinion determines that she must contact tenant regarding tenant's activities on or in the vicinity of the premises.
3. **Smoking.**
No smoking is allowed in the home.
4. **Pets.**
Pets are not allowed. Forfeiture of security deposit will occur if evidence of pets is found.
5. **Furnishings.** The home is furnished and equipped by the Owner to owner's taste. Furniture to be left as initially arranged. If the manager has to spend extra time returning things to their original location, there will be an extra charge for her time.
6. **Use of Grills.** A propane and charcoal grill are available. Extra propane is available in the smoke house. All grilling must be done on the outside deck. No outdoor fires. Please clean grill after cooking.
7. **Locked Areas.** Areas that are locked, such as Owner's personal storage spaces, for which Tenants are not provided a key, are off limits to the Tenants. Any attempt to enter locked areas is cause for immediate termination of this agreement, forfeiture of all monies paid, and Tenants will be liable for any damage and/or missing items.
8. **Fireplaces. Required reading** - Please read about Fireplaces in the Welcome Book on the table in the TV room for detailed use. Fireplaces in bedrooms are only to be used March, October and November. The fireplace in the living room is not to be used at any time. The fireplace dampers are closed during the other months, so do not use. We include 2 Dura logs at each fireplace for each rental period. Extra Dura Logs are in the basement next to the staircase. We charge you our cost if you use them. **Use only Dura Logs. Do not bring in wood logs or any other material to burn in fireplaces.** Evidence thereof will result in loss of security deposit and possible additional damages for smoke damage. The gas log fireplace in the TV room will be on in March, April, Oct. & Nov. and be turned off the remaining months. No outside fires are allowed due to safety. Take all fire security precautions inside & outside. The house on the top of the hill burned down several years ago.
9. Please read Welcome Book on table in TV room for all operations of Rose Hill.

VI. HOLD HARMLESS

1. Owner has maintained the home in the best of condition. Owner expresses no guarantees, express or implied, regarding suitability or fitability for any particular purpose. Owner does guarantee that appropriate repair and/or replacement will be performed as soon as possible under prevailing circumstances. If something is broken on your arrival or missing, please notify our manager or us immediately. Otherwise you will be held responsible. It is Tenant's responsibility to immediately notify Owner of any issues that they incur during their stay so that the repair and/or replacement may be promptly taken care of. Owner is not responsible for any inconveniences for which Owner has no immediate control. These inconveniences may include, but are not limited to, the following: (i) breakdown of electronics and/or other recreational appliances or devices; (ii) power outages and (iii) adverse weather and/or road conditions. Owner shall not be held liable, or otherwise take any responsibility, for any injuries that may occur to Tenant, and/or Tenant's invitees, that is caused or permitted to be caused by the intentional, unintentional, negligent, or careless acts of said Tenants, and/or invitees. By the written or electronic endorsement of this Agreement, Tenant agrees to forever hold-harmless and indemnify Owner from any liability and/or responsibility arising there from.
2. **Rose Hill Family Home Disclosure Agreement and Hold Harmless and Indemnity Agreement concerning access to Rose Hill Farm Property**
Tenant accepts and agrees to all of the terms and conditions of these 2 referenced documents which tenant acknowledges that he or she has read which a requirement of entering into this agreement is.

ENTIRE AGREEMENT

THIS AGREEMENT, PLUS THE 2 DOCUMENTS REFERED ABOVE, COMBINED, SERVE AS THE ENTIRE AGREEMENT. NO ADDITIONAL PROVISIONS ARE EXPRESSED NOR IMPLIED. THIS AGREEMENT SUPERCEDES ANY AN ALL PREVIOUS ORAL AND/OR WRITTEN, EXPRESS AND/OR IMPLIED AGREEMENTS. UPON WRITTEN OR ELECTRONIC ENDORSEMENT, TENANTS AGREE THAT THEY HAVE READ AND UNDERSTOOD THIS AGREEMENT AND THE RELATED DOCUMENTS REFERENCED ABOVE, AND ACCEPT ALL TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS, WITHOUT EXCEPTION.

VI. SIGNATURES

| | |
|---|-------------------------------------|
| _____ | Rose Hill Home LLC |
| <i>(Tenant's name)</i> | |
| _____ | By _____ |
| <i>(Tenant's Signature)</i> | |
| _____ | 15808 Sandridge Rd |
| _____ | Long Beach, WA 98631 |
| _____ | <u>rosehill.lexington@gmail.com</u> |
| <i>(Address, City, State, Zip, Phone)</i> | 360-783-2004 |
| _____ | <u>www.rosehillrental.com</u> |
| <i>(Email address)</i> | |
| _____ <i>Date</i> | _____ <i>Date</i> |
| _____ <i>Cell Phone</i> | |

Thank you for selecting Rose Hill. We hope you will return home with many good memories and come back often.