

RENTAL AGREEMENT

SUNSET RIDGE CABIN, LLC

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We are thrilled you chose Sunset Ridge for your Hocking Hills vacation! Please do not hesitate to reach out to us for any questions you might have. We hope you enjoy your stay!

For your protection and ours, we require all renters to sign and return this Rental Agreement, which is made between Sunset Ridge Cabin (Owner/Agent) and _____ (Renter). After reviewing, please sign and return this Rental Agreement. **Please note, this agreement must be received prior to your scheduled arrival date.**

Minimum Age

Renter must be 30 years of age or older. As the responsible member of your group, Renter will be responsible for anything that occurs during the stay. Renter must be present at check-in and throughout the duration of the rental period.

Payments and Deposits

- Any reservation made 31 days or more in advance of your scheduled arrival requires 50% of the total charge be paid at the time of reservation. The remaining balance will be automatically charged to your credit card in full 30 days prior to your scheduled arrival.
- Any reservation made within 30 days of your scheduled arrival requires 100% of the total charge be applied to your credit card at the time of reservation.
- Rates are provided on a per night basis.
- A 2 night minimum stay is required for any reservation. A 6% lodging tax, and a 6% service fee by "Hocking Hills Online" booking provider will be added to the stated nightly rates. These rates are subject to change without notice.
- Any charge(s) related to excess cleaning, damage to property and/or contents, theft of any property or contents and any charge associated with violating any rental agreement will be charged to the Renter's credit card on file within 30 days of departure and an itemized list of charges will be emailed to the address on record.

Payment Methods

- We accept Visa, MasterCard, Discover, and American Express credit cards.
- We do not accept debit cards or personal checks.

Refunds/Cancellations

- Our cancellation policy is strictly adhered to – no exceptions.
- Cancellations more than 30 days in advance of your scheduled arrival date will receive a full refund less a \$50 processing fee.
- Cancellations within 30 days of your scheduled arrival date will receive no refund.
- No refunds or credits for late arrivals or early departures.
- No cancellations or refunds due to inclement weather.
- No refund will be given for all or part of your party not showing up for your reservation.

Liability

Renter agrees to assume any and all liability for any accident, injury, or damage to persons or property (including those of Renter's guests) and agrees to save harmless and indemnify Owner/Agent from any and all claims of liability resulting from Renter's or Renter's guests' use of any/all facilities provided in or on the premises. Renter agrees to be held liable for the actions of all guests on the property at all times during the rental period.

Furniture & Fixtures

Renter agrees not to move furniture or fixtures from its location. Renter also agrees not to disconnect or reconfigure any electronics including TV's, DVD players, etc.. Any violation of this policy without prior Owner/Agent authorization will result in a \$100 fine plus damages.

Damages/Excessive Cleaning

Renter assumes all financial responsibility for any/all damages that occur at or on the property as a result of your stay. Our cabin is thoroughly inspected for damages before and after each rental. If Renter notices any damage at check-in please contact Owner/Agent immediately. Renter will be charged for any loss or damage to any structure, fixtures, furnishings, or equipment. Charges will be equal to either the repair or replacement cost. Renter agrees the credit card submitted for payment or held on file for deposit shall be charged to cover any such damage. An itemized list of any damages, as well as the repair or replacement cost for each item, will be emailed to the Renter at the time of processing the payment.

Renter shall be charged for any excessive cleaning that is required following check-out, as a result of your stay. Excessive cleaning includes, but is not limited to, discarding of excess trash, fumigation, excessive cleaning of appliances, dishes, soiled floors, items requiring professional cleaning (ie: furniture fabrics, etc..).

Check-In

Check-in time is 4:00PM or later. Unfortunately, we are unable to accommodate early arrivals. Instructions for check-in will be emailed to you prior to your arrival, AFTER you have accepted and agreed to this rental agreement. No refunds will be provided for failing to follow check-in procedures. **Please note; the responsible person making the reservation must provide the credit card used, as well as drivers license, prior to check-in.**

Check-Out

Check-out time is 11:00AM or earlier, no exceptions. This is to allow proper time to thoroughly clean the cabin prior to the next guests arriving. A \$100/hour fee will be charged for guests not vacating by the check-out time.

Occupancy

All persons, including children, count towards the maximum number of guests (4). Please adhere to your reservation.

Paid and Registered Guests Only

No visitors are allowed on the premises at any time during your stay. If additional guests and/or visitors are found, you may be asked to leave with no refund.

Pets

No pets are permitted on the premises at any time. Any violation will result in a loss of damage deposit plus damages, and you may be asked to leave the premises without a refund.

Smoking

No smoking is permitted inside the cabin, or anywhere on the property. If it is determined that smoking has occurred, your credit card will be charged a fee of \$100 – no exceptions.

Weapons, Hunting, Fireworks, ATV's

No weapons of any type, hunting, fireworks, or ATV's are permitted on the premises at any time during your stay.

Bugs

Our cabin is sprayed regularly inside & out for pests. Although we make every effort to contain such insects, you may on occasion find some that make their way inside. Please maintain perspective and remember that you are in a heavily wooded area that is the natural habitat for all sorts of animals and insects. No refunds will be issued for insects found inside the cabin.

Fireplace

Renter acknowledges that the indoor gas fireplace is available in-season only, from October thru April. Please do not open the screen, or attempt to move the logs. When in season, the fireplace is operated by the remote control. The fireplace is for temporary supplemental heat, DO NOT BURN UNATTENDED, OR FOR LONG PERIODS.

Outdoor Fire Pit

Please observe all local burn warnings before considering an outdoor fire. Firewood is available near the pit, as well as any down wood on the property. Camp fire wood is also available thru various local sellers. Never leave a fire unattended, and ensure all fires are properly extinguished when done.

Quiet Time

We do not permit parties and/or loud music at our cabin. Please respect neighboring properties. Quiet hours are 10:00PM to 8:00AM. If this policy is violated, you may be asked to leave without any refund.

Amenities

Owner/Agent is not responsible for mechanical failures of non-essential items, including but not limited to, TV's, DVD players, appliances, AC, or any other mechanical device that fails to operate during your stay. We will make every effort to repair any malfunctioning item during your stay, however, no refunds will be provided for any mechanical failure out of our control.

Acts of Nature

No refunds will be issued for any utility disruption including, but not limited to, power outages, water outages, etc.. These failures are beyond our control, and no refund will be given.

Lost Items

Owner/Agent is not responsible for lost, stolen, or forgotten personal belongings. Please check the cabin thoroughly for any personal belongings when leaving. If you happen to leave something behind, please notify Owner/Agent and we will make all reasonable efforts to search for the item(s) and mail them to you at your expense.

Driving

Renter acknowledges that you are responsible for getting to/from the cabin. Owner/Agent shall not be held responsible for any accident and/or getting stuck for any reason at any time. If a tow is required, it will be at your expense – no exceptions. Our cabin is up hill from the road, with some 12 degree inclines. 4WD/AWD is strongly recommended, especially in inclement weather.

Cellular & Internet

Cell phone reception is spotty, but generally good enough for calls & texts. The signal outside is slightly better, due to the metal roof. Because of the location of the cabin, and the heavily wooded area, there is currently no internet service available. This may be added at a later time as options improve.

Security System

The security system & outside camera are used ONLY during cabin vacancy, and are not available for the renter to use at any time. Smoke alarms remain active at all times.

Renter/Reservation Information

Name _____

Address _____

City _____ State _____ Zip _____

Home Phone _____

Cell Phone _____

Email _____

Date of Birth _____

Arrival Date _____

Departure Date _____

Number of Nights _____

Number of Guests _____

Guest Names & Ages:

Renter hereby agrees to all terms and conditions contained within this Rental Agreement by providing his/her signature below:

Signature Date

*It is strongly encouraged to share this rental agreement with all members of your group prior to arrival. *

