

High Point, NC Vacation Rental
Rules & Regulations Agreement

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 10 A.M. EST. NO Early Check-ins or late check-out without prior approval.
2. This is a NON SMOKING vacation rental. (Smoking is allowed outside the vacation rental only.)
3. Pets are permitted in the vacation rental only with prior approval. \$75-\$100 fee, per pet applies. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees . All pets must be up to date on rabies vaccinations and all other vaccinations. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and tick are in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The vacation rental owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE - Guests are responsible for ANY damage done to the vacation rental beyond normal wear and tear. If additional linens where used, please return laundered linens to the linen closet . Soiled dishes must be placed in the dishwasher and cleaned and returned to the proper storage area. All keys must be returned to the lock box and the vacation rental must be left locked.
6. SECURITY DEPOSIT - Guests are responsible for ANY damage done to the vacation rental beyond normal wear and tear.

A security deposit of \$ 500 is required. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- a. No damage is done to vacation rental or its contents, beyond normal wear and tear.
- b. No charges are incurred due to pets during the stay.
- c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned and returned to the proper storage area.
- d. All keys are left on the dining room table and the vacation rental is left locked.
- e. NO Early check-in or late check out.
- f. NO SMOKING has occurred in the vacation rental.
- g. No Excessive cleaning is required.

h. Cushion's brought inside before departure

7. PAYMENT - An advance payment equal to 50% of the rental rate is required at time of making the reservation. The advance payment will be applied toward the vacation rental's rent. Please make payments in the form of credit card, traveler's checks, bank money orders, cashier's checks or personal checks payable to Adamstown Inn. The BALANCE OF FEES are due fourteen (14) days before your arrival date.

8. MAXIMUM OCCUPANCY - The maximum number of guests per vacation rental are limited to 8 guests.

9. THESE PROPERTIES REQUIRES A THREE (3) NIGHT MINIMUM STAY; Longer minimum stays may be required during holiday periods.

10. NO DAILY MAID SERVICE - While linens and bath towels are included in the vacation rental, daily maid service is not included in the rental rate.

11. RATE CHANGES - Rates subject to change without notice.

12. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

13. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.

14. Parking Vehicles are to be parked in designated parking areas only. Parking on the road is permitted when available. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

15. All of the vacation rentals are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

16. No refund or partial refund can be issued for circumstances beyond our control, including but not limited to, interruption of service for internet or cable, normal insects, or weather conditions.

CANCELLATION POLICY

Our vacation rental cancellation policy is 60 days (90 days for holiday and special events). Refunds are honored less a \$100.00 cancellation processing fee, if we are able to re-rent your accommodation for the entire reservation. If we are unable to re-rent the accommodations we will have to retain the 50 % deposit.

Cancellation within 14 days (30 days for holiday and special events) will be charged the entire amount of the reservation if we are unable to re-rent the accommodation. No shows and premature check-outs will also be charged the entire amount of the reservation.

Cancellations affect all of us significantly. Our policy is to never overbook our vacation rentals. After a reservation has been made, we remove the accommodation from our inventory and booking calendars therefore refusing all other requests. Although we empathize with your situation, we cannot make exceptions to our cancellation policy.

We strongly recommend you consider travel insurance. Travel insurance is readily available and covers family emergencies, bad weather, change in airline flights, and many travel-related misfortunes.

Please let us know as soon as possible if you must cancel your reservation. Request to reschedule your reservation is the same as a cancellation. We will make every attempt to rebook your accommodation. DEPOSITS: A 50% deposit is required to secure your reservation.

By Signing Below, I agree to all terms and conditions of this agreement

Please email a copy of this contract to

Kristin Rathman
rathmanpropertymgmt@gmail.com

Signature: _____ Date _____

Or email a statement of receipt and agreement of the High Point Vacation Rental to rathmanpropertymgmt@gmail.com.

I HAVE RECEIVED AND AGREE TO THE HIGH POINT VACATION RENTAL RULES AND REGULATIONS.