

VACATION RENTAL AGREEMENT

This agreement made this _____ day of _____ 20____ between Homeowner and _____ ("Guest").

The property address is: 140 State Route 487, Benton, PA, 17814

Guest Name: _____

Address: _____

City/State/Zip: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____ Email: _____

Total Rental Amount: _____ (\$155 per night x _____ nights + 6% PA Hotel tax) =

\$ _____ + \$155.00 Security Deposit due with signed agreement = \$ _____

_____ Number of Adults in Reservation _____ Number of Children in Reservation

Full payment is due upon reservation. Homeowner will automatically charge the credit card on file.

Cancellation Policy

Reservation is 100% refundable if cancellation is prior to 60 days of arrival.

Reservation is 75% refundable If cancellation is 60-31 days prior to arrival.

Reservation is 50% refundable if cancellation is 31 days to less prior to arrival date.

If cancellation is for a Holiday rental, the homeowner shall have the right to retain the full payment regardless of cancellation timeframe. Holiday rentals are considered the same as Federal Holidays in addition to Valentine's Day and Easter. If there are any questions if the reservation is considered a holiday rental, please confirm with Owner.

Security Deposit is 100% refundable.

Accepted form of payment: MasterCard, Visa, Discover

Card # _____ Exp ____/____ Security Code _____

Required: Copy of Drivers License that matches the name on the credit card along with rental agreement

Terms of Agreement:

1. Rental period begins at 3pm on _____ and ends at 10am on _____.
Reservations are not considered 'guaranteed' until this signed rental agreement along with the payment and security deposit, as outlined above, are received by Homeowner.
2. Prior to check in (and receipt of full payment and rental agreement), the Guest will be issued a secure code for the keys maintained in a lock box at the property. Guest is responsible for the cost of replacement and for the costs of re-keying and / or replacement of locks in the event that any keys are lost, misplaced, or not returned.

3. Guests under the age of 21 unaccompanied by a parent or legal guardian will not be permitted to register. Any reservations made under false pretenses will result in loss of advanced payments.
4. It is the obligation of the Guest to surrender the Rental Property in the condition it was found and by the time specified according to the Check Out Policy. Guest shall pay for any damage to the Rental Property caused during his/her possession. ***Guest will be charged any or all of the security deposit for any cleaning required by Guest's failure to leave the Rental Property in good clean condition or any damages to the Rental Property beyond normal usage. Additional charges may apply if damages exceed security deposit.***
5. Guest agrees to abide by the Check In – Check Out Reminders (attached) at all times while at the property.
6. Guests shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
7. Homeowner cannot guarantee against mechanical failure of heating, TV, DVD's, or other appliances. Please report any inoperative equipment to Homeowner immediately. Homeowner will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of appliances or equipment, or outages beyond our control.
8. Satellite and high speed wireless are provided as a convenience only and are not integral to the agreement. No refunds of rent shall be given for outages, lack of content, speed, access problems, lack of knowledge, or personal preferences.
9. No refunds for early departures, or delayed arrivals. No refunds due Acts of God including, but not limited to, fire, hurricanes, strikes, or inclement weather.
10. Guests shall abide by the number of people in the reservation, as listed above.
11. Guest shall not sublet the property.
12. Guest shall use the property for legal purposes only. Any other use shall be cause for immediate termination of this agreement with no refund of rent or deposits.
13. No smoking inside the premise. An additional \$200.00 cleaning fee will be charged if smoking occurs indoors. Smoking is permitted outside the home.
14. No pets allowed in or on the premise. Unauthorized occupancy by pets will result in a \$500.00 fine, immediate eviction, and loss of all rent and any security payments.
15. No use of firearms or fireworks on the property.
16. Homeowner shall provide bath towels, bed linens, dishes, cookware, silverware, and other items commonly used by the Homeowner. Bed linen and bath towels will not be changed during the Rental period. Owner will provide an initial supply of toilet tissue, dish detergent, and trash bags; however, there is no guarantee that the supply of any of these items will be enough to last to the end of the rental period. Any additional items must be provided by Guest at Guest's sole expense. Soap, shampoo, and other consumables are the Guest's responsibility. No reimbursement will be made for unused consumables left at the property. If consumables exist at the premise when Guest arrives, the Guest is free to use them.
17. Rental property is not provided with firewood. Firewood can be obtained at local stores at reasonable rates. No reimbursement will be made for unused firewood left at the property. If firewood is available at the premise when Guest arrives, the Guest is free to use it.
18. Guests may use the gas grill on the premises. Homeowner makes every attempt to have propane gas in the tank, however cannot guarantee that gas will last through the rental period. Guests may exchange the tank at the 'Corner Store', however the tank and any remaining gas must be left on premise. No reimbursement will be made for unused propane gas.
19. Guest uses the wood burning fireplace at their own risk and will abide by rental rules for use of the fireplace.
20. Guests will seek help from the Homeowner if the proper operation of any item is not fully understood.
21. Many different pests/animals live and thrive in this region. The home has been treated with preventative treatments in an effort to keep pests and bugs outside. Should you experience a pest control issue, please contact the Homeowner so Homeowner can attempt to eradicate the problem.
22. It is the responsibility of the Guest to learn about safety precautions and shall see to their own security while in the property.
23. The property has fire alarms installed and they are believed to function properly at the time of rental. Guest will inform Homeowner without delay if a fire alarm 'chirps' or has a low battery. The property has a fire extinguisher installed near the front door. Guest agrees to use the fire extinguisher only for emergencies.
24. Guest is advised that there is 1 carbon monoxide detector on the property.

25. The Guest agrees not to access the 'owner's closet'. The owner's closet is located inside the bathroom.
26. GUEST AGREE TO INDEMNIFY AND HOLD HARMLESS THE HOMEOWNER FOR ANY LIABILITIES, THEFT, DAMAGE, COST OR EXPENSE WHATSOEVER ARISING FROM OR RELATED TO ANY CLAIM OR LITIGATION WHICH MAY ARISE OUT OF OR IN CONNECTION WITH GUESTS USE AND OCCUPANCY OF RENTAL PROPERTY INCLUDING BUT NOT LIMITED TO ANY CLAIM OR LIABILITY FOR PERSONAL INJURY OR DAMAGE OR THEFT OF PROPERTY WHICH IS MADE, INCURRED OR SUSTAINED BY GUEST.
27. If Guest violated any of the condition of this agreement, Homeowner may terminate this Agreement immediately and enter premises. Upon notice of termination of this Agreement, Guest shall vacate the premises immediately and forfeit all rents and security deposits.
28. Guest agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by Homeowner enforcing this agreement.
 - I/We am/are providing my credit card number as a guarantee of payment to Homeowner.
 - I/We agree to pay all rent and charges related to property rental.
 - I/We accept all terms of the rental agreement and accept all liability for rent and charges related to property rental, as well as any damage beyond normal wear and tear during the term of my rental with Homeowner.
 - I/We understand that these costs will be charged to my credit card.
 - I/We authorize the Homeowner to charge my credit card for payment of these items.
 - I/We authorize the Homeowner to maintain my credit card information on file for the duration of the reservation for the above purpose.

By signing this agreement,

- I/We state that I/We are 21 years of age or older.
- I/We agree to abide by the total number of Guests as indicted in the reservation.
- I/We agree to abide by the above conditions.
- I/We understand this is a no-pet / no smoking rental cabin.
- I/We hereby swear that the information provided to the Homeowner is true.

Please fill out and sign this Agreement and scan/email or fax back to Homeowner along with Driver's License matching the credit card. Upon receipt of signed rental agreement, payment, and security, the Homeowner will secure the reservation dates.

An electronic or typed signature will be binding just as an original signature.

Guest _____ Date _____

Guest _____ Date _____

Homeowner _____ Date _____

Business phone: 570-477-3962
 Business fax: 570-477-3916

Check-In and Check-Out Reminders

Thank you for choosing our home for your vacation. Refurbishing this house has been a labor of love and we enjoy sharing our cabin with our Guests. We hope that you have a relaxing stay. Please let us know if there is anything that would make your stay more enjoyable. Thank you ~ We hope to see you again!

Upon your arrival,

- ❖ Please go through the house and report any dissatisfaction immediately.
- ❖ We encourage you to browse through the guest book and leave your own entry as well.
- ❖ Enjoy the antiques and decorations, but please do not remove anything from our home.
- ❖ No Smoking inside the cabin.
- ❖ Pets are not allowed in the cabin or anywhere on the property.
- ❖ No fireworks in the cabin or anywhere on the property.
- ❖ Only use appliances for their intended use.
- ❖ There is no daily housekeeping service. Linens and bath towels are included however they are not changed during the rental period. (Extra pillows are in the main bedroom; extra sheets/blankets are in the storage box - next to the fireplace).
- ❖ Please do not remove towels/linens from the house and use them for only their intended use.
- ❖ The house is on a well and septic system. The septic system is very effective, however, it will clog if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime.
- ❖ Remember that you are in a wooded area, and many different animals/pests thrive in this area. We recommend keeping all food in the refrigerator or in sealed containers. Should there be a pest issue, please contact us so that we can attempt to address the issue immediately. **Do not leave any food outside** in an attempt to attract deer or bear.
- ❖ Please use Kerosene heater before using electric baseboard. The heater is sufficient to heat the entire house. If electric baseboard is needed as backup, please help conserve energy and ensure it is turned off when no one is in the house.
- ❖ Please read/understand instructions for the wood burning fireplace. Fireplace embers/ashes shall be placed only in the metal container and left outside away from the house for the purpose of cooling.

Upon your departure, please leave the cabin in the condition in which you found it. The cabin was left clean for your arrival, please do the same on your departure. Cleaning products are left under both the kitchen and bathroom sinks.

- Ensure oven is cleaned and any spills are cleaned from the grill, please wipe out microwave, wipe all counters. Coffee grounds are discarded. Bathroom is wiped down. Pots and Pans are washed and free of grease.
- Please clean and wipe out refrigerator. **Do not leave any food or beverages.**
- Empty all garbage cans into trash bags and bring to outside can in the summer kitchen.
- Please sweep and vacuum floors (vacuum is stored in master bedroom).
- Please strip beds/futons and place all used linens in the bedroom.
- If used, please turn heat down to 50 degrees (both kerosene and baseboard thermostats)**
- If you have rearranged any furniture, please place it back to its original spot
- Please ensure the propane tank is turned off on the gas grill (clockwise to shut off)
- If needed, please run dishwasher upon your departure.
- As a reminder, Guests will be charged any or all of the security deposit for any cleaning required by Guest's failure to leave the Rental Property in clean condition or any damages to the Rental Property. Any additional time that housekeeping needs to spend due to the condition of the cabin will be billed at \$20 for any part of the hour. Additional charges may be applied if damages exceed security deposit.**

In Case of Emergency 911

Property Address: 140 Rt. 487, Benton, PA 17814 (Columbia County)
Owner: Brian O'Keefe, Mooretown Mill - 570-477-3962

If you need to reach us after 4:30pm and weekends - 570-592-3962