

## “WINDRIDGE”

## RENTAL TERMS - NAME - DATES

1. Rentals are for guest accommodations only. NO PARTIES!
  2. Any person(s) booking a rental must be over twenty-five years old and accept full responsibility for all other guests or that person must have each person/guest sign these terms and give their personal contact information before these terms will be accepted by Owner.
  3. Bookings must be made by telephone/email and shall be confirmed after this contract and internet agreement are signed by all renters and first rental payment received by Owner/representative; remaining amount to be received on or before \_\_\_\_\_. By signing this contract and internet agreement, guest(s) also accepts and will comply with all emails and attachments between owner and guest(s), as first explained in email of \_\_\_\_\_.
  4. The number or limit of occupants or guests must be agreed upon at time of booking and are as follows: The number of people may not exceed \_\_\_\_ TOTAL people for a sleepover unless agreed upon by Owner. Any other event and/or attendants must be requested and agreed upon by Owner. Violation of any occupancy count is grounds for immediate eviction with forfeiture of all rent and deposits paid.
  5. If bookings are cancelled by you or your representative, all or a portion of the rental fee will be retained if the house cannot be re-rented; the Good Care deposit will be returned, less a \$150.00 handling fee AND any bank or PayPal fees.
  6. The Owner, or representatives, may have access at any time to the property for any reason.
  7. NO PETS are allowed on the property. My husband and I have allergies; I require an EpiPen. IF a service animal must accompany guest(s), guest(s) must divulge animal type with inquiry.
  8. No hunting, fires, smoking, vaping, snuff, etc. is allowed inside or anywhere on the property. The loss and damage deposit will not be returned if any of these occur, with possible immediate eviction/termination of stay.
  9. Owner will not be held responsible for loss or damage to any guest's personal property.
  10. Owner will not be held responsible for any illnesses or injuries sustained by you or your guests in or on this property.
  11. All noise must be kept at a volume that will not disturb anyone; disturbance of others will terminate rental w/no refunds.
  12. Limited wireless internet is available for guests who bring their own laptops/tablets/phones, etc., only use the prescribed GB usage, use the system lawfully and at their own risk. The usage allowance and password will be made known by the time of occupancy. Using more GB than granted will result in a fee being retained from the Good Care deposit. (See separate policy.)
  13. It is the Tenant's/Guest's responsibility to report to the Owner on the arrival day any damages found or any repairs required at the property. Otherwise, the property will be deemed to be in satisfactory condition & accepted for stay.
  14. All items on and in the property, including all furniture and art, are inventoried and appraised; the loss and damage deposit will not be returned if anything is missing or damaged without notification prior to departure.
  15. Tenant agrees to be held responsible for any repairs, replacements or excessive cleaning necessary due to Tenants or guest's negligence. If costs exceed Good Care deposit, Tenant agrees to reimburse owner within ten (10) business days of receiving itemized sum of cost of damages from owner, which amount shall include collection costs, if necessary, and reasonable attorney's fees.
  16. If all property and contents are left in the condition it was in at the beginning of this term, considering wear and tear, and there are no additional charges or fees, the Owner will return the Good Care deposit to Tenant within 14 days.
  17. No refunds will be given for storms or disruption of any utility. Country roads can be curvy and steep. The gravel drive is maintained, however four wheel drive and/or chains are highly recommended during the snow months. Owner will not refund due to any road conditions. There will be no refund for other natural occurrences such as weather, Acts of God, plants, bugs or animals that may affect guest's allergies or comfort; owner cannot control the environment.
  18. There will be no refund given for inoperable appliances, malfunctioning mechanical systems and faulty equipment, including HVAC systems. We will make every effort to correct all problems as soon as reasonably possible. Replacements are not provided.
  19. For privacy reasons, the exact address will be given out a few days prior to arrival. There are no keys needed for entry; a code will be supplied on the afternoon of the first day of this rental term.
  20. **Check-in time is 3:00 PM on the day of arrival and check-out time is 11:00 AM on the day of departure.** Special arrangements may be possible if agreed upon in advance with the Owner. Without written agreement, a portion of the damage/loss deposit will be deducted for the additional time.
  21. ANY exceptions to the above mentioned policies must be approved in writing in advance.
- By signing these terms, I (we) agree to abide by the above Rental Terms along with all email correspondence with owner, the Internet Agreement and Welcome note; if any of the above mentioned are not adhered to, I (we) understand that the Owner has the right to charge additional fees and/or may force the Tenant(s)/Guest(s) to leave the premises.

signature	print name	date
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Address:

Phone - home & for travel:

Email: \_\_\_\_\_