

“WINDRIDGE”
BASIC
RENTAL TERMS

1. Rentals are for guest accommodations only. NO PARTIES!
2. Any person(s) booking a rental must be over twenty-five years old (proof w/copy of driver's license) 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 email through the Airbnb website and shall be confirmed after this contract and separate internet agreement are filled in, signed by all responsible renters and received by Owner/representative. By signing this contract and internet agreement, guest(s) also accepts and will comply with all emails and attachments between owner and guest(s).
4. The number or limit (not more than 6, including children) of occupants or guests must be agreed upon at time of booking and are as follows: The number of people may not exceed (determined with inquiry info) TOTAL 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. Get travel insurance; we depend on solid income! If bookings are cancelled by you or your representative, Airbnb's policy, less a \$150.00 handling fee AND any Airbnb fees will be deducted from deposit.
6. The Owner, or representatives, may have access at any time to the property for any reason; either may drive by to confirm agreement specifics but will not disturb unless called by concerned neighbors.
7. Pets are not allowed on the property; No hunting, fires, smoking or "vaping" is allowed. Guests may be evicted and the loss and damage deposit will not be returned if ANY of these occur.
8. Owner will not be held responsible for loss or damage to your personal property.
9. Owner will not be held responsible for any illnesses or injuries sustained by you or your guests on this property.
10. All noise must be kept at a volume that will not disturb neighbors; disturbance of others will terminate the rental & there will be no refunds.
11. Limited wireless internet is available for guests who bring their own laptops, only use the prescribed MB usage (defined in the internet use agreement), use the system lawfully and at their own risk. Using more MB than granted will result in a fee being retained from the Good Care deposit. (See separate agreement for details.)
12. It is the Tenant's responsibility to report to Owner on the arrival day any damages found or any repairs required at that property. Otherwise, the property will be deemed to be in satisfactory condition and accepted for the stay.
13. All items on and within 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.
14. Tenant agrees to be held responsible for any repairs, replacements or excessive cleaning necessary due to Tenants or their guest's negligence. If costs exceed Good Care deposit, Tenant agrees to reimburse owner within ten (10) days of receiving itemized sum of cost of damages from owner, which amount shall include collection costs, if necessary, and reasonable attorney's fees. Owner will use Airbnb's Resolution Center then Airbnb directly.
15. If all property and contents are left in the condition it was in at the beginning of your stay and there are no additional charges or fees, the Owner will return the Good Care deposit to Tenant within 21 days (if held by Owner).
16. No refunds will be given for storms or disruption of any utility. There will be no refund for other natural occurrences such as weather, Acts of God, plants, bugs or animals that may affect guests allergies or comfort; the owner cannot control the environment.
17. 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.
18. 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; it is not plowed. Owner will not refund due to any road conditions.
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 4:00 PM on the day of arrival and check-out time is 10:00 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 and the Welcome note received upon arrival; 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) to leave the premises.

(signature) _____ (date) _____

Name (printed): _____

Address: _____

Phone(s): _____ Email: _____