

SHORT TERM RENTAL AGREEMENT (Online Reservations Will Process Full Payment At Time Of Reservation. To Only Pay Half Down Please Call Office)

Terms of the Agreement:

(By renting a cabin you agree to these policies)

Minimum Nights:

Scenic Cabin Rentals require a 2-night minimum stay during most of the year. A 3-night minimum is required for most Holiday weekends, 4-nights during Thanksgiving. During the winter season, Jan. 3rd through mid-March, we may allow one-night stays.

Payment Terms:

Credit card reservations will be billed out in full at time of reservation. All reservations paying with check require a 50% reservation deposit equal to half the length of your stay. The balance is due 3 weeks prior to your trip. We accept Visa, Mastercard, money orders and checks. We reserve the right to require a credit card to hold the cabin, to cover damages, or to charge for "illegal or non-disclosed" pets or for non-compliance of trash policy. We require a \$300 cash security deposit if paying by check that is 100% refundable if cabin left in good shape.

Check In & Check Out:

Check in time is 4:00 PM and check out is 11:00 AM. **Quiet Hours are 10:00 pm to 9:00 am.** Certain times of the year are not as busy as others so you may inquire about early check in or late check outs during these times. Please be prompt about checking out as we need to prepare the cabin for other guests. We ask that you bag all your trash and place in trashcans located in trash bins or cans near cabin. **If trashcans are full, you must take your garbage to the dumpster, if one available in your area, otherwise leave in corner of house.** Wash all dishes and put away, wipe tables, counters; set thermometer to 55 in winter and 80 in summer. Secure all windows, doors, return key to office on Rt.11. Turn off all lights, ceiling fans, appliances.

Occupancy & Age Requirements:

The number of occupants allowed in a cabin is the number of beds it contains. On occasion we will allow up to 1-2 additional people in certain cabins with an additional charge per person over the bed limit. You must ask at time of reservation for additional people because some cabins do not allow it due to health, fire codes or septic systems. Renters must be a minimum of 25 years old for some cabins, yet others allow minimum of 21 years. Younger renters must indicate age at time of reservation. **Underage drinking is not permitted in any cabin and these parties may have police called on you if there are complaints.**

Cancellation Policy & Charges:

All cancellations or changes to reservation must be made by the person listed on the reservation. Cancellations must be made at least 3 weeks prior to your arrival date and there is a \$50 cancellation charge. If a reservation is cancelled within 3 weeks of arrival, money received will be forfeited unless cabin is re-rented for the same number of nights. You may choose to reschedule your visit one time if cancellation is made at least 14 days prior to arrival. Scenic Cabin Rentals is not responsible for inclement weather, illness, someone in your party "backing out", etc. Minor mechanical failures or minor appliance failures do not guarantee a refund.

Damages:

All of our properties are vacation homes that are privately owned and furnished. All items are inventoried before and after each guest, missing items and damages to property will result in additional charges to your credit card. **All credit cards are authorized prior to your arrival for an additional \$300.** This means there is enough money in your account to cover a \$300 damage charge should there be damage, vandalism, theft from the cabin. This amount is only charged out after you have been informed of

damage. Guests and their visitors will not participate in any activities that will cause damage or excessive cleaning to the property. **Loud and large house parties are forbidden and will result in immediate eviction without refund.**

Extra Charges: Due to previous issues we have instituted the following charges to credit cards: Lost Keys (\$50), Hot tubs left dirty that require draining (\$100), damaged hot tub covers (\$400), cabins left unusually dirty (\$100), undisclosed pets in non-pet cabin (\$100).

Trash:

Trash has become a major issue because of raccoons, crows, mice, and trash service is only weekly. Trash service in our area is only done by pick up truck and therefore they have strict rules about removal of trash. **ONLY BAGGED TRASH WILL BE REMOVED FROM PREMISES. This means all your trash must be placed in bags, tied tightly, placed in trash can with lid on tightly.** This applies to all your cans, bottles, boxes. We suggest you burn your boxes in the firepit to reduce trash. Remember the lids must fit tightly on the trashcans or the animals can easily get into the can and create a mess. The trash service will not remove trash in this case. **If the trash cans are full then you are responsible to take your trash to the dumpster, or leave in corner of house. Do not over stuff trash cans or throw on top of other cans.** Trash pick up is only once a week so sometimes trash cans may be partially full prior to your arrival. Dumpsters are provided in the Cliffview Resort area for your use in this case. **Non-compliance of trash policy will result in an additional charge of \$50 to your account.** Please be considerate and follow policy. It is a terrible mess to clean up after animals have scattered trash all over the premises or created a disgusting mess in a trash can.

Amenities:

Each cabin comes with a charcoal or gas grill or both, satellite or internet tv, many with movie channels, dvd player, some have vcr, microwave, toaster, coffee pot, deck, deck chairs, firepit. Cabins have bed linens, hand & dish towels, starter toilet paper, starter trash bags, liquid hand soap & dish soap. Some cabins have Jacuzzi tubs, hot tubs, fireplaces, game tables such as pool table, Foos Ball or video games. Your cabin may have other items not listed, check our website on the "Cabins" page.

Hot Tubs: Hot tubs require a lot of work and effort to maintain in good quality and for your enjoyment. As such strict policies must be followed. Read all the instructions posted in each cabin for Hot Tub rules. **Credit cards are charged \$400 replacement cost if hot tub covers are damaged and charged \$100 for extremely dirty water requiring draining and cleaning. Be sure to read the rules to prevent these charges. If you are unsure of water quality for some reason, do not go in. Hot tubs are not inspected by a Health Dept. If your cabin has one it is for private use of cabin owners. You may use at your own risk.**

Pets:

A few of our cabins allow pets for an additional one-time charge of \$50.00 a weekend & more for longer stays. All pets must be disclosed at time of reservation. Because some renters only want non-pet cabins due to allergies etc, we ask your honesty in revealing whether you are bringing a pet. **Any pet found in a non-pet cabin will result in an additional \$100.00 fee and eviction.** Pets must be leashed or crated when left unattended in the cabin.

Fire Safety: Our cabins are all wood structures and located in wooded areas, so it is of utmost importance that you adhere to the following rules:

- Only have fires in firepit area and keep small enough to fit within the diameter of the fire ring or fire pit. Do not leave fires unattended and always throw water on fire when finished.
- Do not use charcoal grills on decks. **Do not leave burning grill unattended. Do not use charcoal in a gas grill. Do not discard embers, charcoal, ashes on ground, dump into firepit or wait till cool and bury. Do not put charcoal in a gas grill.**
- **DO NOT THROW CIGARETTE BUTTS OFF DECK, ON GROUND, ETC.**
- NO FIREWORKS!
- Use caution if removing ashes and only remove if cool and bury or dump in open area.

Refunds:

Scenic Cabin Rentals strives to keep all our properties in good working order, clean and well furnished. However, as with anything that is mechanical, etc, failures will sometimes occur. Generally, if we are notified, we can have someone available within 1-2 days to fix or replace minor issues. **No refunds will be issued for early departures, minor malfunctions, minor hot tub malfunctions, not understanding how to get gas fireplace operational, or inclement weather.** Scenic Cabin Rentals reserve the right to move your reservation to a comparable property if necessary. You will be notified should this be necessary. **Hot tubs, fireplaces and satellite TVs are checked weekly and operating prior to your arrival. Often issues arise with these appliances due to operator unfamiliarity & operator inefficiency. Look for instructions in binders.**

Road Conditions:

Mountain roads can be winding and steep. **In winter we do recommend four-wheel drive and a few cabins are preferable for four wheel drive all year. We do not recommend sports cars and low riding cars.** If roads are icy, we advise waiting until late afternoon to depart as often the roads melt by then. We will not expect you to leave by 11:00 AM if roads are icy. On rare occasion if roads do not clear on your departure day, we will allow you to stay an extra night at no charge. If there is an ice or snowstorm right before your arrival day, we will contact you to ask about your type of vehicle and may offer you the option to trade dates.

Indemnification:

Scenic Cabin Rentals nor the homeowners are responsible for accidents, falls, injuries, illnesses, or bed bugs that occur on the premises or within the home. Scenic Cabin Rentals nor the homeowners are liable for loss or damage to any property due to theft, fire, water, rain, hail, lightning, failure of utilities, or guests or visitors of guest at any time while on the premises. It is agreed that the guest is assuming the risk of any harm arising from their use of the premises, or others that the guests may have invited to the premises.

Lost & Found Items:

Items left behind or forgotten are not the responsibility of Scenic Cabin Rentals or the homeowner. If notified about missing expensive items, we will attempt to find and set up arrangements for you to retrieve. Generally, items can be picked up from our office on Rt. 11. Sorry, due to limited postal services in our region and no UPS or FEDEX offices, we cannot take time to package & mail inexpensive items back. However, for expensive items, if you pay ahead for mailing label/box we will gladly pay someone to return the item for you.

Owners Closet: Tenant agrees not to access the "owner's closet" or any locked closet. Please check closets, even if unlocked, for cleaning supplies and chemicals that could be hazardous to children and adults. Please do not take linens out from any closets as housekeeping stores extras for the next guests. Beds are made with clean linens.

Fire Extinguisher: The property has a fire extinguisher installed near the kitchen area or under kitchen cabinet. The fire extinguisher was fully charged at last inspection. It is the duty of the renter to inform management immediately if you had to use the fire extinguisher. Renter agrees to use the fire extinguisher only for true emergencies.

Fire Alarms: The property has fire alarms installed and they are believed to function properly at the time of rental. Renter will notify management without delay if a fire alarm "chirps" or has a low battery condition. Renter is advised that there is no carbon monoxide or radon detector on the property and accepts the risk involved in not having one.

Security: Renter shall see to their own security while in the property by locking doors, windows, garage doors, etc. when it's prudent to do so.

Satellite TV or internet TV is provided in many cabins and service level has been chosen by the

Homeowner. No refund of rents shall be given for outages, content, lack of content, or personal preferences with regard to satellite TV service. We provide DVD's at our office in case a satellite system goes out. Please know how to operate these systems or someone in your party.

High speed wireless internet is provided in some cabins, as a convenience only, and is not integral to the agreement. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service. We are still very rural and often internet service is spotty at best. You may have to go to our office for internet if it is not working in your cabin.

Heat / AC: Renter agrees that Air conditioning shall not be set below 74 degrees and heat shall not be set above 76, and that the fan setting shall be "Auto". Doors and windows shall be closed when either heat or air conditioning is in operation.

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Guest: _____
Date: _____