

WALNUT LANE COTTAGE, LLC

RENTAL RULES AND POLICIES

REQUIREMENTS FOR RENTING:

- You must be twenty-one (21) years of age to rent the cottage.
- Upon arrival, the individual under whom the cottage is reserved (hereinafter referred to as "Renter") is required to present a valid, state-issued driver's license and/or valid state issued identification card and execute a legally-binding copy of these Rental Rules and Policies, as well as the Hot Tub Rules and Safety Precautions, which constitutes entering into a contract with Walnut Lane Cottage, LLC. Failure to present identification and/or execute the presented documents will result in denial of entry to the property without refund.
- Renter and all guests must be present at the time of check-in. Requests for varying arrival times must be made prior to check-in.
- **Two night minimum booking is required for weekends.** Weekends can consist of Thursday/Friday, Friday/Saturday, or Saturday/Sunday. And both nights will be charged at the weekend rate.
- **Three night minimum booking is required for Holidays.** Holiday rates apply for all three nights. Holidays are Memorial Day, Independence Day (July 4th) and Labor Day. Thanksgiving, Christmas and New Years Day **require a two night minimum at holiday rate for the two nights.**
- Rates are based on 2 guests. **Additional guest(s) are \$20.00 per guest, per night.**
- Maximum occupancy for the cottage is 4 adults.
- **A 6% lodging tax and a 6% service fee is payable by the Renter** and will be added to the total value of the booking.
- Payment in full of all charges, including the lodging tax, is required at the time of reservation and a valid credit card is required to process your reservation. Major credit cards accepted at this time are: Visa, MasterCard or Discover. No cash, checks, debit cards or money orders are accepted for reservations.
- Walnut Lane Cottage, LLC reserves the right to refuse any reservations.
- The cottage and grounds are not kid friendly.
- No pets permitted.
- The cottage is not handicap acceptable.
- Quiet hours are strictly enforced between 10:00 p.m. - 8:00 a.m. Excessively loud music or parties are prohibited at any time during your stay.

CANCELLATIONS AND REFUNDS

- Walnut Lane Cottage, LLC adheres to a strict cancellation policy. No exceptions.
- No refunds for cancellations within 14 days of check-in date.
- A \$50.00 processing fee will be assessed for cancellation made more than 14 days prior to check-in date.
- No refunds for early departure.
- No cancellations or refunds due to inclement weather.
- Change in arrival date is considered a cancellation and all policies and fees apply.
- Failure on the part of the Renter to appear or occupy the cottage is considered cancellation and all policies and fees will apply.

Renter Initials: _____

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- Walnut Lane Cottage, LLC is not responsible for mechanical failures of non-essential or luxury items, including, but not limited to, the hot tub, television, DVD player, electric fireplace, heating/air condition, or any other appliance that fails to operate properly during your stay. NO refunds will be issued for mechanical failures which were unable to be anticipated in advance or due to abuse and/or misuse by Renter or their guest(s).
- No refunds will be issued for disruptions of any utilities including, but not limited to, power outages, water outages, or other unforeseen natural disaster. These failures are beyond the control of Walnut Lane Cottage, LLC or it's owner and no refund or rent reduction will be given.
- If Renter or their guests are unsatisfied and decline to stay at the cottage this will be considered a cancellation and no rent reduction or refund will be issued.
- Failure of the Renter or their guests to adhere to these *Rental Rules and Policies* or the *Hot Tub Rules and Safety Precautions* or violation of any local, state or federal laws, mandates, or equivalent, will require the Renter and/or their guest(s) to vacate the premises will not constitute a refund.

CHECK-IN

- **Check-in time is 4:00 p.m. - 7:00 p.m.** We are unable to accommodate early check-ins. Please call if you are going to check in later than 7:00 p.m. so arrangements can be made for your late arrival.
- A single key will be provided to the Renter upon check-in. A lost or unreturned key will result in an immediate \$80.00 charge to Renter's credit card on file.

CHECK-OUT

- **Check-out is 11:00 a.m.** We are unable to accommodate late check-out.
- On the scheduled date of departure the Renter is required to return the key to the mailbox and leave the property by 11:00 a.m. Late check-out will result in a \$100.00 per hour fee charged to the Renters card on file.
- All lights and fans are to be turned off before leaving the cottage.
- All doors must be locked and the key put in the mailbox on the front porch before leaving the property.

CHECK-OUT PROCEDURES

- The cottage must be left in the same condition it was upon check-in.
- Kitchen area: All items must be washed and returned to their original location. The stove/oven should be left in clean condition and the refrigerator should be cleared of all items carried in by Renter.
- Linens: All soiled linens, including those provided in the kitchen, bathroom and living area, shall be placed in the laundry hamper provided in the bedroom.
- Trash: All trash shall be placed in bags and deposited in the trash can located on the front porch.
- Grounds: Renter is required to pick up any litter from the grounds and place it in the provided trash receptacles.
- Renter will be held liable and charged an additional \$150.00 to the card on file if excessive cleaning is required by Walnut Lane Cottage, LLC.

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COTTAGE SAFETY RULES

- Safety Rules are posted throughout the cottage and property and are to be adhered to by Renter and all guests at all times.
- **SMOKING IS STRICTLY PROHIBITED IN THE COTTAGE.** Smoking is permitted in designated outdoor areas only. Outdoor receptacles are provided for proper disposal of cigarette butts. **DO NOT LITTER** the property with cigarette butts. If evidence of smoking is found inside the cottage or cigarette butts are not properly disposed of, a \$500.00 fee will be charged to the card on file. No exceptions. Please ensure doors and windows are closed when smoking outside.
- **NO FOOD, TRASH OR OPENED CONTAINERS OF ANY KIND CAN BE LEFT OUTDOORS OVERNIGHT.** Renter is responsible for making sure the lids of all outdoor trash receptacles are securely fastened.
- **NO VISITORS** are permitted at the cottage or on the cottage property. Maximum occupancy is four (4) adults. Only registered guests will be permitted on the property. Visitors or unregistered guests on the property will result in an additional charge to your credit card and you will be asked to leave the property without refund.
- **NO CANDLES OR OPEN FLAMES** are permitted in or near the cottage. Campfires are strictly prohibited. The charcoal grill (charcoal not provided) is the only allowable exception and it must remain on the rear grounds of the cabin.
- Absolutely no hunting or discharging firearms or fireworks on the property. No other weapons, including paintball guns or airguns are permitted.
- No ATV's or recreational vehicles permitted.
- Renter and all guests are required to abide by posted Hot Tub Safety Rules at all times.
- Renter and guests are prohibited from moving any furniture or appliances. Renter is liable for any damages that result from doing so.

HOUSEKEEPING/MAINTENANCE

- Housekeeping services are not provided during the rental period.
- Contact the Office for fresh linens, if needed.
- If your stay is four (4) consecutive days or more, your hot tub will be serviced by a representative of Walnut Lane Cottage, LLC on the third day of your stay. Proper chemical maintenance is necessary to maintain safe conditions and prevent possible damage to the hot tub.
- Please report any inoperative equipment to Walnut Lane Cottage, LLC and the company will make every effort to have repairs done as quickly as possible during reasonable hours. Speed of service cannot be guaranteed.
- The cottage is professionally exterminated twice a year, but the cottage nor grounds can be free of bugs. Please remember that you are in the woods and we have invaded the woodland creatures' habitat and may come in contact with them occasionally.

SEPTIC SYSTEM

- The cottage has a septic system. **DO NOT PLACE ANYTHING IN TOILET OTHER THAN TOILET PAPER. NO FEMININE SANITARY PRODUCTS, PAPER TOWELS, HANDY WIPES, OR ANY OTHER ITEMS MAY BE DEPOSITED IN THE TOILET.** If the system becomes clogged due to Renter or their guest(s), the credit card on file will be charged for any and all maintenance.

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COTTAGE AND AMENITIES

- All necessary linens are provided.
- A starter supply dishwashing liquid, toilet paper, paper towels, trash bags and hand soap are provided.
- Toiletries are not provided.
- Charcoal is not provided.

LIABILITY

- Renter agrees to assume all responsibility for an accident, injury, illness or damage that may result in or about the premises, to persons or property (including those of Renter's guest(s)), and that Walnut Lane Cottage LLC and owner shall not be held liable, or responsible for such injury, illness, accident, or damage. Renter assumes the responsibility for risk involved with the use of the hot tub and any and all other rental facilities and agrees to save harmless and indemnify Walnut Lane Cottage, LLC and owner from any and all claims and liability of any nature which may arise by reason of the use of the same Renter or others using the same during Renter's occupancy. Renter assumes responsibility for all guests during the designated dates of stay.
- Any damages to the property or failure to adhere to the Check-Out Procedures provided in this document will result in additional charges to Renter's credit card on file as deemed necessary and appropriate by Walnut Lane Cottage, LLC.

VIDEO DISSEMINATION

- Unless prior written consent is obtained from the owner or Walnut Lane Cottage, LLC, Renter and their guest(s) are prohibited from publicly disseminating, through any means, any video or photographic broadcast or reproductions of the property or Renter's and guest activities while on the property. Renter shall indemnify and hold harmless Walnut Lane Cottage LLC and owner from any claims, liability, expenses or damages relating to any such broadcast or reproduction.

WINTER TRAVEL

- During the winter, 4-wheel or all-wheel drive is recommended as is planning to arrive at the cottage before dark.
- This property does have steep inclines which may prevent access to the cottage without proper transportation due to inclement weather.
- Please be aware that you are responsible for appropriate transportation to and from the cottage.

WALNUT LANE COTTAGE, LLC RESERVES THE RIGHT TO CHANGE THE RULES AND POLICIES AS NEEDED. THE RULES IN THE COTTAGE ARE NOT AS DETAILED AS THE RULES AND POLICIES SHOWN IN THIS DOCUMENT. PLEASE MAKE SURE YOU READ AND AGREE TO THE RULES AND POLICIES IN THIS DOCUMENT BEFORE MAKING A RESERVATION.

Renter Initials: _____

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Renter reading, providing verbal agreement, signing this Rental Rules and Policy and the Hot Tub Rules and Safety Precautions, payment of rental fees and taxes and/or taking possession of the cottage, is evidence of Renter's acceptance of our policies and rules and Renter's intent to use the cottage as a vacation rental and agreement to adhere to all terms and agreements herein.

GUEST REGISTRATION:

NOTICE TO RENTER AND GUEST(S): THIS PROPERTY IS PRIVATELY OWNED AND MANAGEMENT RESERVES THE RIGHT TO REFUSE SERVICES TO ANYONE, AND WILL NOT BE RESPONSIBLE FOR ACCIDENTS, INJURY OR ILLNESS TO RENTER OR GUEST(S) OR LOSS OF MONEY, JEWELRY, OR VALUABLES OF ANY KIND.

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

NAMES OF ALL GUEST THAT WILL BE AT THE COTTAGE AND ON THE PROPERTY

MAKE OF CAR(S)

LICENSE PLATE#

STATE OF REGISTRATION

****BY REGISTERING AND SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND WALNUT LANE COTTAGE LLC'S POLICIES AND RULES AND HOT TUB RULES AND SAFETY PRECAUTIONS**

Printed Name: _____

Signature: _____

Date: _____ Dates of Rental Period: _____

Renter Initials: _____

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