



Rental Contract

CHECK IN/OUT

Check-in time: 3 p.m. CST and check-out is 10 a.m. CST.

SMOKING POLICY

Please NO smoking inside the house, on the screen porch or deck. Thank you. The fish cleaning station is a designated smoking area.

RESERVATION/DAMAGE DEPOSIT

A reservation deposit of \$300 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- a. No damage is done to the house or its contents, beyond normal wear and tear
- b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay
- c. All debris, rubbish and discards are placed in the garbage containers, and soiled dishes are cleaned.
- d. All keys are left in the lockbox and all doors are locked.
- e. All charges accrued during the stay are to be paid prior to departure.
- f. All Lodge Between The Lakes items & property are accounted for.

PETS

Pets are permitted with prior approval. \$50 per pet fee applies. We ask that all pets stay off beds, couches, chairs and other furniture. Pets are required to be caged when you're away from the property. Cages are furnished in the Razorback Room. Pet owners are responsible for cleaning up any/all pet refuse. On the east side of the Lodge, we have provided an area for fish cleaning as well as a pet station with shovel and plastic bags. There is a metal trash can with lid provided for pet and fish clean-up. All pets must be up to date on rabies vaccinations and all other vaccinations. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. All items above are the sole responsibility of the pet owner. Be advised there is no fence around the lodge and we have coyotes, eagles, and other predators in the area. The Lodge Between The Lakes owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.

CANCELLATIONS AND REFUNDS

A thirty (30) day notice is required for cancellations. Cancellations that are made more than thirty (30) days prior to the arrival date are fully refundable. Cancellations that are made within 14 days of arrival receive a 50% refund. Cancellations must be made by 12:00 PM on the appropriate day. Cancellation or early departure does not warrant any refund of rent or deposit. You may choose to purchase travel insurance separately.

CLEANING FEE

A one-time cleaning fee of \$150 will be assessed in addition to the nightly rental fee.

MINIMUM AGE LIMIT

We will not rent to vacationing students or singles under 25 years of age unless accompanied by adult guardian or parent.

MAXIMUM OCCUPANCY

The maximum number of guests is limited to fifteen (15) persons. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY.

NO DAILY MAID SERVICE

When you arrive, the Lodge will be clean and set up with linens. While linens and bath towels are included, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the lodge.

PROMOTIONAL BOOKINGS

Those who have received a certificate, notice or prize of a free or reduced-price booking at the Lodge must still agree to this rental agreement. Promotional bookings must be used within one year of receipt and recipients must book directly with the Lodge. The damage deposit may or may not be assessed and will be determined before a booking is confirmed. Cleaning fees will be included in the promotional booking, However, other charges such as pet & RV site fees will be additional. Promotional bookings may or may not be transferable to 3rd parties.

FALSIFIED RESERVATIONS

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

WRITTEN EXCEPTIONS

Any exceptions to the above-mentioned policies must be approved, in writing, in advance.

WATER SAFETY

We do have a pond on the lodge property, and as is always the case, additional care must be taken around water. All adult guests must be especially vigilant when children are outdoors, on the deck, and near the water. Renters, and all other guests, will hold the owners harmless in the event of an accident on the owner's property or near the water.

November 12, 2018