

1890's Farmhouse

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RESERVATION AND RENTAL AGREEMENT

DO NOT SEND THIS FORM UNTIL YOU HAVE ALREADY CONFIRMED BY E-MAIL OR PHONE

1. RESERVATIONS ARE NOT FINAL UNTIL: The down payment is received in our office. We require that deposits be sent immediately upon verbal or written (e-mail) confirmation of your desire to reserve the specified week(s) or days. The Farmhouse will not be held without a down payment.

***A security damage deposit of \$300 must be sent, in a separate check, with your balance. See below.**

2. FINAL PAYMENTS must be made two weeks before arrival or we reserve the right to rent the farmhouse to someone else. Your separate damage deposit is refundable after inspection, and will be returned the week after you leave, if there is no damage and there are no undue cleaning charges.

3. REFUNDS. Reservation down payments and final payments are non-refundable if you cancel and the house remains unoccupied the week you reserved. We will refund your payment(s) minus a \$25 processing fee if we rent the farmhouse to someone else for that entire week or we will give you a corresponding partial refund if the week is partially rented. Your damage security deposit will be refunded in full if you cancel. **It will not be refunded in full if there is excessive clean up needed, or damage to the house.**

4. CHECK IN AND OUT. Check in is after 3 p.m. and **check out is by 10 a.m.** on the days specified on your receipt. Once in a while special check in times can be made by prior arrangement. Call or e-mail.

5. There is no smoking in the farmhouse.

6. MAXIMUM OCCUPANCY is 11 persons. Standard price is for 7; some reservations for up to 4 persons. Extra persons will add small extra nightly charge.

7. MINIMUM STAYS. The farmhouse is rented for the agreed upon amount of time. If you choose to stay fewer days, you will still be charged the full amount. There are no refunds for late arrival or early departure.

8. HURRICANE OR STORM POLICY. There are no refunds for bad weather occurring here or where you live or are coming from. If this concerns you, you might consider buying trip insurance, which can be purchased on line.

9. LIABILITY. The owners of the 1890's farmhouse are not responsible for accidents, illness or injuries that occur on the premises. The owners are not responsible for loss of or damage to items or valuables belonging to guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm to themselves arising from their use of the premises, or to others whom they invite to use the premises. No outdoor fires are allowed on the premises.

10. **PETS are not allowed except by prior arrangement and separate agreement and payment.** If you would like a copy of our pet policy, please ask.

11. LEFT BEHIND items can be mailed for a \$15 handling fee plus postage (packages usually \$15).

12. The owners will need access to the garage during the week and it will not be used by the renters.

Dates of your stay: _____ Name: _____
Last day is day before check out Print please

Signature: _____ Today's Date: _____

Please return this form with your deposit to the address at the top.