



**Guest - RENTAL AGREEMENT**

**(Daily/Weekend Cabin rentals, less than 31 days in duration)**

**Arrival Date** \_\_\_\_\_

**5)** \_\_\_\_\_

**Departure Date** \_\_\_\_\_

**6)** \_\_\_\_\_

**Guest/Tenant (please list all)**

**7)** \_\_\_\_\_

**1)** \_\_\_\_\_

**8)** \_\_\_\_\_

**2)** \_\_\_\_\_

**Rent** \_\_\_\_\_ **Payable** \_\_\_\_\_

**3)** \_\_\_\_\_

**Security Deposit** \_\_\_\_\_

**4)** \_\_\_\_\_

**Owner/Agent** \_\_\_\_\_

**Occupancy** – Please specify the cabin you are reserving. Maximum occupancy on all cabins is 8 persons (including minor children).

\_\_\_ **Hagy’s Hideout #978** open year round – 3 bedrooms, 1.5 baths, older updated home sleeps 6 comfortably, all bedrooms have queen/king beds inside. This home has a large living room with Brick Fireplace, large screened porch and outside deck. One story

\_\_\_ **Starlight Cabin #65** open year round – 2 bedrooms, 1.5 bath, updated older log home sleeps 6 comfortably, one bedroom has king, one has queen, queen sleeper sofa in Living room, skylights, log fireplace, outside deck, 4 – 6 person hot tub (closed Dec- May) one story.

\_\_\_ **Cabin in the Glen – #311** open April - November – 3 bedrooms, 1 bath, updated older log home sleeps 7 comfortably, 2 bedrooms have full size beds, 1 has 3 twin beds, living room w/skylights, large stone wood fireplace, outside deck, one story.

All of our cabins are located in a natural wooded setting. It would not be unusual for one to see insects and animals common to the area (deer, wild turkey, raccoons, spiders, snakes, opossums, squirrels, fox or coyotes). It is also not unusual for Poison Ivy to be growing near cabins and in the woods. Guests should use caution when encountering any wild animals or insects, or any harmful vegetation, the owner/agent is not responsible for injuries caused by the same.

**Guest agrees** that the premises will be used for residential purposes only and will only be occupied by the persons noted on the Hide-A-Way Hills Non Tenant Registration Form. The properties will not be used or allowed to be used for any unlawful purposes. Guest will conform with and obey all laws and ordinances, rules, regulations, requirements, and orders of all governmental agencies or subdivision having jurisdiction on said premis and the use and occupancy thereof.

**Guest shall** not assign or sublet this agreement.

**Liability** The Guest agrees to assume all responsibility for any accidents, injuries or damages as a result of actions or negligence of the guests that may result in or about the premises. The Owner nor Agent of the premises shall not be held liable, or responsible for such injuries, accidents or damages.

**Guest assumes the risk** involved with the use of any hot tubs, and all other rental facilities and agrees to save harmless and indemnify the owner or agent from any and all claims of liability of any nature which may arise by using them during their occupancy.

**Vacating Premises** Upon termination of the agreement, Guest shall yield immediate possession to the Owner or Agent. Guest agrees to vacate premises in clean condition and in as good a condition as when entering. No refunds will be made for vacating prior to the end of the rent period and no rents will be pro-rated. Please understand that refunds cannot be made due to mechanical failures, acts of God, or the natural settings found in the area. Guest agrees to leave bed sheets (from beds used) and dirty towels in the bathroom, Debris should be bagged and left inside the cabin door to be removed by the cleaning persons, or placed in trash compactor located in the maintenance/lodge areas of HAH. Cabin keys, should be left on the counter and the doors locked.

**If the guest fails to abide by any of the terms of this agreement,** or fails to leave the premises in a clean condition upon departure, or damages the premises in any way, or fails to leave the premises at the end of the rental term, then the owner or agent shall have the right to file appropriate legal action to collect all damages from the guest and/or to have the guest legally evicted from the premises, and the guest shall be responsible for all court costs and legal fees incurred by the owner or agent in doing so. Damages would include, but are not limited to, loss of future rental fees, unanticipated cleaning costs, and the cost of labor and materials to repair damages.

**Agency Disclosure** – \_Carlton Realty \_\_\_ and or their agents represent the property owners on all rentals.

**Cancellation Policy**

If you cancel your reservations more than 7 days prior to the arrival date, you will receive a refund minus a \$100.00 cancellation fee. If you cancel 6 days or less prior to your arrival date, you will not receive a refund however, you will be allowed to reschedule your visit to another arrival date depending upon availability of the same cabin. You will only be able to reschedule one time. Refunds that are due are mailed out within 10 Days from the 1<sup>st</sup> of the month following the scheduled rental date. If you are paying by personal check and a check is returned you will be charged an additional \$35.00 Non-Sufficient Funds fee

**Registration Fee** – If you are registering within 2 days of your arrival you will be charged an additional \$25 fee. This is a fee our homeowners receive from the Hide A Way Hills Club for accepting a rental within 2 days. Hide A Way Hills Club will not permit owners to rent their property unless the Hide A Way Hills Club office is open to make passes & vehicle tags. Normal hours of operation are 8:30 am to 4:30 pm excluding Holidays and weekends.

**Damages** caused by Guest will be paid for by the Guest(s) Any items missing or damaged will be charged to the guests credit card on file. If a credit card is not used, the guests still agree to pay for any damages or missing property and will be invoiced. The Owner or Agent will make inspection of the premises after termination of rental period.

**Additional Agreements by the Guest:**

- No discharging of Firearms, Arrows, or Pellet Guns permitted inside Hide-A-Way Hills or on the property.
- Candles, fireplaces (some inside and outside), grills, ranges, and or any other heating devices should not be left unattended by Guest. Outdoor open fires are prohibited in the Hide A Way Hills Community. Cabins permitting outdoor fires will have an outdoor fireplace.
- Guest assumes the health risk of using a hot tub. If any hot tub must be drained and refilled due to Guests negligence Guest will be charged a \$150.00 additional fee. No Glass containers shall be used in or around the hot tub. See your specific cabin description for amenities in each cabin.
- No smoking inside the cabins.
- Check in is 4 to 5pm and Check out is 11am. 11am to 4pm is the time frame in which the cabins are cleaned for the next guest(s) use.
- No visitors permitted unless specified on the Hide-A-Way Hills Non Member Tenant Agreement.
- In Pet friendly cabin(s) Dogs must be kept on a leash when outside the cabin and in the company of the Guest at all times during the rental.
- Guest is responsible for any minor children on said property and shall not leave minor children unattended at any time during their visit.

All registration forms, rental agreement forms, and disclosures must be completed in full and signed or initialed by the Guest in agreement with these terms.

All rentals are confirmed after the completion and the return of said registration forms, agreements, disclosure forms and a \$100.00 non-refundable deposit. If payment in full is not received 14 days prior to the visit the Guest will forfeit the rental and any payments made.

**Permitted Use of member amenities in the Hide A Way Hills Community are limited to:**

Roadways (for driving and hiking), playgrounds, baseball field, basketball courts, horseshoe area, restaurant, lounge, scheduled services at the Chapel in the Pines, and picnic areas except at the beach. Tenants using any other member amenities may be removed by owner/agent or security of Hide A Way Hills. Many members live in Hide A Way Hills on a full-time basis. We ask tenants to respect others while visiting the area. Quiet time in the Hide A Way Hills Community is 11pm to 8 am

Please sign and return A.S.A.P. to – \_Carlton Realty ATTN: Kim \_\_\_\_\_ at 614 635-2700 FAX or email to Kim@hockinghillsohiorealestate.com Note: All reservations are taken on a first to return the forms basis. No reservations are accepted until you are called or emailed by the Property Manager. If you have questions please call Kim 740 603-8356 Office.

Guest \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Email Address \_\_\_\_\_ Mobile # \_\_\_\_\_

Thank you for renting our cabin(s) - we hope you enjoy your visit - Kim Kallimanis – REALTOR® / Property Manager

(broker contact info) \_\_\_\_\_, Ohio 43138  
740 \_\_\_\_\_ Office 740 603-8356 Home office 614 635-2700 FAX