



RENTAL AGREEMENT
Daily/Weekend Cabin rentals
(less than 31 days in duration)

This rental agreement made and entered into this _____ day of _____, 20__ by and between the undersided Owner or Agent and Guest, witnesseth: That the Owner or Agent, in consideration of the rents to be paid and the covenants and agreements to be performed by the Guest, has rented the described premises, situated in the County of Hocking or Fairfield, and the State of Ohio, know as Rentals in Hide-A-Way Hills. Said rental is for the following time period. Arrival date of _____ with a departure date of _____ # of Guests _____ # of Pets _____

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

___ **Hagy's Hideout #978 Sauk Lane** 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 Mohawk Lane** 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, gas fireplace, outside deck, 4 – 6 person hot tub, one story.

___ **Cabin in the Glen – 311 Chinook Lane** 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.

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 deemed hazardous by the Owner's Insurance company because of fire or other risk and the 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 premises and the use and occupancy thereof.

Assignment Guest shall not assign or sublet this agreement.

Liability The Guest agrees to assume all responsibility for any accident, injury or damage that may result in or about the premises, to persons or property the Owner nor Agent of the premises shall not be held liable, or responsible for such injury, accident or damage.

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 to place debris in trash compactor located in the maintenance/lodge areas of HAH. Cabin keys should be returned to Paniccia Real Estate Services upon departure. If the office is closed upon returning the keys please place in the mail slot of the main office door. Any part hereof or in fulfillment of the agreements herein specified to be fulfilled by the Guest or if any waste be committed or unnecessary damage done upon said premises if necessary file an action in forcible entry and detainer, and sue for and recover for legal fees and damages accrued or accruing under this agreement or arising out of any violation thereof.

Agency Disclosure – Paniccia Real Estate Services and or their agents represent the property owners on all rentals.

Guest initials _____ page 1 of 2

Cancellation Policy

If you cancel your reservations more than **15 days prior** to the arrival date, you will receive a refund minus a **\$50.00 cancellation fee**. If you cancel **14 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 1st 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 \$25.00 NSF 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 charge 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 will 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. Any hot tub that must be drained and refilled due to Guests negligence will be charged a **\$150.00 additional fee**. No Glass containers shall be used in or around the hot tub. See your specif 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 will not leave minor children unattended at any time during their visit.

All registration forms, rental agreement forms, and disclosures must be completed in full, 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 \$50.00 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 – 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.

Paniccia Real Estate Services 29043 Hide A Way Hills Rd Sugar Grove, Ohio 43155

740 746-9999 Office 740 569-7210 Home office 740 746-9990 FAX

Email kim@hideawayhillsohio.com

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