

RENTAL AGREEMENT
Hocking Hills - Cabins
Daily/Weekend Cabin rentals
(less than 31 days in duration)



Arrival Date _____
Departure Date _____
Guest/Tenant (please list all)
1) _____
2) _____
3) _____
4) _____
5) _____
6) _____
7) _____
8) _____
Rent _____ Payable _____
Security Deposit _____
Vehicle Information
#1 Make _____ Model _____
Color _____ State _____

License Plate # _____
Owner _____
#2 Make _____ Model _____
Color _____ State _____
License Plate # _____
Owner _____
#3 Make _____ Model _____
Color _____ State _____
License Plate # _____
Owner _____
#4 Make _____ Model _____
Color _____ State _____
License Plate # _____
Owner _____

____ Tranquility Ridge Cabin located in Sugar Grove, Ohio Built in 2008 and maintained by the owners. 3 bedrooms, 2.5 baths, large open kitchen/living/dining room, game area, multiple decks and sitting areas in and around the cabin, no phone services, country setting Fairfield County.

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 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 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.

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 gather bed sheets (from beds used) and any dirty linens and place in main level bathroom; Debris should be bagged and taken to the dumpster at the end of the driveway. Doors should be locked and the keys returned to the lockbox.

Guest initials _____ **page 1 of 3**

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 – Real Living Solutions for Real Estate and or their agents represent the property owners on all rentals.

Cancellation Policy

If you cancel your reservations more than 8 days prior to the arrival date, you will receive a refund minus a \$100.00 cancellation fee. If you cancel 7 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 \$35.00 Non-Sufficient Funds fee

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 on the property.
- No fireworks or Campfires are permitted anywhere 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
- No smoking inside the cabin or on the decks. Absolutely no discarding of butts anywhere on the property! A minimum cleaning/environmental charge of \$500.00 will be charged for any smoking outside of the designated area or in the structure (cleanup will include but is not limited to cleaning all windows, window treatments, walls, carpets, running special filter devices etc. outside ashtrays are located near the entrance of the cabin and on the deck.
- Check in is 4pm 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 registration forms.
- Septic systems – Septic system components can become clogged when improper items are flushed down the toilets or put in the sinks. DO NOT FLUSH feminine hygiene products, plastic materials, trash, diapers, dental floor or anything else not made specifically for a septic system. A minimum \$200.00 charge shall be applied if the septic system needs to be repaired or unclogged due to guest misuse.
- Guest is responsible for any minor children on said property and shall not leave minor children unattended at any time during their visit.
- A two night minimum stay is required on weekends, if requesting Thursday-Friday rental or Saturday – Sunday rental both days will be charged at the higher weekend rate per night. A three night minimum stay is required on Holidays – all three days will be charged at the higher weekend rate per night.
- All rentals are confirmed after the completion and return of said registration forms and a 50% deposit received.
- 4 wheel drive is recommended the driveway to the cabin is long and may contain loose gravel, the driveway is NOT plowed in the winter.

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.

Amenities: Occasionally appliances, fireplaces, fixtures and household items can malfunction. We will service and restore as quickly as we can, however we will not make any rental concession for time without these amenities. Loss of electricity, water, or other “acts of god” outside of our control will not result in a refund of any monies paid. We ask that you follow all guidelines and policies regarding use in order to keep them working at their peak efficiency

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised

Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because

of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or

in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of

the protected classes.



Please sign and return A.S.A.P. to – Real Living Solutions for Real Estate 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 740 385-3600 Office 740 569-7210 Home 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

Real Living Solutions for Real Estate 751 E Main Street Logan, Ohio 43138
740 385-3600 Office 740 569-7210 Home office 614 635-2700 FAX
Email Kim@hockinghillsohiorealestate.com