

Vacation Rental Lease Agreement: This agreement constitutes a contract between the guest(s) and Eagle Management of Hocking Hills, LLC., Agent. Please read this Vacation Rental Lease Agreement thoroughly. Any monies received by the Agent for occupancy of vacation property indicate the acceptance of the terms and conditions of this Vacation Rental Lease Agreement. It is the responsibility of the guest(s) to be familiar with all policies within this agreement. This rental agreement is entered into by and between the renter, hereinafter referred to as "Guest", and Eagle Management of Hocking Hills, LLC. hereinafter referred to as Agent.

Vacation Rental Lease Agreement and Registered Guest Form: Please read this Rental Agreement and complete the Registered Guest Form. The completed forms must be returned in 3 days. List all guests regardless of age including yourself and list all vehicles that will be on the property during your stay. You will receive these documents through Eversign an online E sign program for your convenience.

Occupancy: Renter is required to provide the accurate number of guests prior to check in. No additional day or night time guests are permitted unless otherwise approved prior to check in. **STRICTLY ENFORCED: Only the number of Registered Guests is allowed at the property. NO VISITORS ARE PERMITTED.**

If additional guests are found and we have not been notified, you authorize the agent to charge your credit card \$50.00 per day, per guest.

Maximum occupancy for Eagle View Lake House - 6 guests,

Eagle View Retreat - 10 guests,

Eagle View at Waters Edge - 6 guests.

If we find you have violated this policy, you will be asked to leave and no refund will be given. ____.

Security Cameras: Security cameras are in use for property security 24/7. The security cameras monitor the parking areas only. There are no cameras inside the house.

Check-In/Check-Out Times – After we have received your completed Rental Agreement and Registered Guest Form, you will receive an email prior to your arrival with the entry code, check in/check out time and the property address.

Age Requirements – You must be 25 years of age to rent. Any reservations made under false pretenses will result in loss of rental fees paid and possible removal of guest from rental unit. No Fraternities, No Sororities, No House Parties, No exceptions! Violations of this will result in immediate eviction with no refund of any monies. The agent reserves the right to refuse service to anyone. Sub-letting or parents renting for their children under the age of 25 is **NOT allowed**.

Furnishings - Furnishings are subject to change without notice. Furniture, bedding, mattress pads, utensils or any other property supplied with the rental property are not to be removed from the property. Loss of these items, as well as damage to the property or furnishings in excess of normal wear will be charged to the guest(s). **You are not permitted to unhook any wiring on/from the TV, cable box or DVD player to hook any other items up for use. The TV offers Spectrum cable only and no other apps or devices are to be added or hooked up. If we find you have tampered with the wiring you will be charged a fee of \$200.00. ____**

Items Agent Provides – Linens for each bed, one bath towel and one wash cloth provided for each guest for each day booked. Bath towels are not to be taken outside. **You must provide your own towels for the hot tub.** A startup supply of one roll of paper towels, one roll of toilet paper in each bathroom, garbage bags, dishwasher pods and dish soap are provided. Agent does not provide daily housekeeping or linen service, and bed linen and bath towels are not changed during your stay.

We are offering 10% off the nightly base rate if you provide your own sheets, pillows, blankets, kitchen and bath towels. Please contact us if you are interested in the 10% off.

Pets – No pets allowed.

No Smoking of any kind, (cigarettes, vaping, marijuana) is allowed in our houses, if we find evidence of smoking inside the house, you will be charged a fee for cleaning and time spent. There is a fee of \$25.00 per cigarette butt found on property. There is a fire extinguisher mounted on the wall in each kitchen area in case of an emergency. *If you smoke inside of the house there will be a \$500.00 fee and if the guests checking in after your departure are bothered by the smell, you will be charged for them to stay at another location. _____.*

Campfires - Fires should be small and contained at all times. You take full responsibility for any fire you start and will be responsible for any damage resulting if the fire spreads and causes damage. We enforce all local burn bans.

Hocking County Burn restrictions: Fires are permitted 6 p.m. until 6 a.m. only for the following time periods **March 1st thru June 1st - October 1st thru November 30th.** No restrictions during other times of the year. You must provide your own firewood. Do not leave unused firewood in the yard or around the fire pit. Do not drag wood/brush out of the woods and leave in the yard.

Hot Tubs Hot Tubs have been cleaned/treated prior to your arrival. Violations of the Hot tub policies may result in an additional charge of \$200.00 if the hot tub needs emptied due to misuse or violations of the Hot Tub policy. The Hot tub is not a swimming pool, do not stay in Hot Tub more than the recommended 15 minutes. Due to cleaning and servicing, hot tubs are sometimes not up to full temperature at the time of check-in and may need additional hours to heat. DO NOT SIT OR STAND ON HOT TUB COVER! You will be charged \$500.00 if Hot Tub cover needs replaced after your stay. You take full responsibility for the health and safety of all guests present when you open the Hot Tub cover. We are not responsible for any allergic reaction in the Hot tub.

Please see Hot Tub policies/warnings posted in each rental.

Lake House- board located in Kitchen,

Retreat- board located in room off kitchen,

Waters Edge side of refrigerator. _____

Wi-fi information You will find the wi-fi information:

Lake House – bulletin board in kitchen

Retreat – bulletin board in back room off the kitchen

Waters Edge – on the side of the refrigerator

Pest Control Our facilities are located in a rural setting. Insects and animals are a part of this environment. No refunds or abatements in the rent will be made due to the presence of such insects or animals.

Indemnification and Hold Harmless - Guest(s) agree to indemnify and hold harmless Eagle Management of Hocking Hills, LLC., it's officers and employees for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s). I further acknowledge that I understand that any damage that occurs during my rental will be charged to my credit card on file for damages.

Violation of Agreement - If Guest(s) violates any of the conditions of this Agreement, Agent may terminate this Agreement and enter premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and security deposits.

Security Deposit – Your credit card will be held on file for deposit/payment purposes and will be charged to cover any damages to the structure, fixtures, furnishings, missing contents or expenses resulting from violations of the Vacation Rental Agreement such as smoking in cabin, trash left in cabin, dirty dishes left unwashed, etc.... that occurred as a result of your stay. If using a debit card we may require a \$500.00 security deposit. _____

Credit Card Agreement: I am providing my credit card number as a guarantee of payment to Agent. I agree to pay all rent and charges related to property rental. I accept all terms of the Vacation Rental Lease Agreement and accept all liability for rent and charges related to property rental. I agree that I will not claim any charge backs or credits from my credit card company for any fees charged to my credit card, including but not limited to rental, or additional damage/cleaning fees. Additional fees may be charged for excessive cleaning, discarding excessive trash and/or cigarette butts, excessive cleaning of appliances, or any items needing professional cleaning. Guests are financially responsible for all damages and additional cleaning fees if necessary. _____

Acts of God Agent(s) shall not be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, or inclement weather. Agent cannot guarantee against mechanical failure of heating, air conditioning, Hot Tubs, TVs, Satellite Receivers, DVD players, or other appliances. Please report any inoperative equipment immediately. Agent will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of appliances or equipment. Please notify us of any problems or damage upon check-in to avoid any damages being charged to your account. You agree to vacate the premises in the same condition as it was upon your arrival. No refunds for early departures, delayed arrival or refunds for reducing the number of nights reserved.

Check Out Procedures A list of check out procedures will be left in the house to be completed before check out.

Travel Insurance: Did you purchase travel insurance to cover this trip Yes_____ No_____

Cancellations- Cancellations are subject to our Refund Policy which are as follows:

60 DAYS OR MORE PRIOR TO ARRIVAL -Any rental fees paid, less a \$100.00 processing fee, plus any credit card fees and Reservation online service fees are refundable, if the reservation is canceled at least 60 days prior to your arrival date. If you rebook for a future stay, we will apply your forfeited rental fees, less a \$100.00 processing fee. You must re-book within one month of your cancelled reservation for a new booking date within 6 months. The booking engine we use is Reservations online, they charge a service fee when you book that we are billed for the following month after you book. Your reservation must be cancelled within the same month that you booked or we will deduct that service fee from your refund.

60 DAYS OR LESS TO ARRIVAL - If cancelled 60 days or less prior to your arrival, you will forfeit all rental fees collected. We strongly suggest the Travel Insurance offered through our site when you make your reservation. No refunds due to change of plans, weather or early departures. Cancellations are non-transferable. No refunds will be given to any reservations that have been rescheduled and then cancelled for a second time.

Please read, sign, and complete the Registered Guest form within 3 days. Once your paperwork is received your reservation will be complete. Your check-in information will be emailed prior to your arrival and we ask that you reply to the email.

By signing this agreement, I have read and fully agree to all of the above policies.

(Print Name)

(Signature)

(Signature Date)

We sincerely appreciate you taking the time to read and complete this paperwork and we look forward to you staying with us.

