

***Rental Rules Agreement / Contract (Possum Property):***

The cabin is located in Freeport, Ohio in Harrison County between Clendening Lake and Piedmont Lake. To place a reservation, please call 440-537-2026. We accept Visa or MasterCard, debit or credit. Once you have placed your reservation deposit, we will email you a confirmation with info sheet that will have driving directions and the physical address of the cabin. If you wish to pay your deposit via check rather than credit or debit card, please follow the directions at the end of the rental agreement. We will hold your rental application pending the arrival of your deposit. Your reservation will not be confirmed until your deposit is received.

**Nightly Rates**

**(April – December):** Weekends (Fri, Sat, Sun) \$200/night based on two person occupancy.

Additional adults are \$15/person/night.

Additional Children under 16 are \$10/person/night. Infants under one year stay at no additional charge.

Week Days (Monday – Thursday) \$175/night based on two person occupancy. Additional adults are \$15/person/night. Additional Children under 16 are \$10/person/night. Infants under one year stay at no additional charge.

**Winter Rate (January – March):** Weekends (Fri, Sat, Sun) \$150/night based on two person occupancy. Additional adults are \$15/person/night. Additional Children under 16 are \$10/person/night. Infants under one year stay at no additional charge.

Week Days (Monday – Thursday) \$125/night based on two person occupancy. Additional adults are \$15/ person/night. Additional Children under 16 are \$10/person/night. Infants under one year stay at no additional charge.

**Weekly rate:** \$1,200/week based on two person occupancy. Additional adults are \$15/person/night. Additional Children under 16 are \$10/person/night. Infants under one year stay at no additional charge.

**Pets:** \$30/pet per booking.

1. **Check-In is between 3:00pm-6:00pm at the cabin.** We will work diligently to have your cabin ready for you right at 3:00 pm, but there are rare occasions when additional cleaning may be required. There is no refund in these situations. If you are not able to arrive before 6:00 pm, we can leave your key in a lock box, or make special arrangements to meet you at the cabin later. We prefer to give you information about the area, local maps, key, etc. in person, and will meet you at the cabin. NO Early Check-ins without prior approval. Weekend stays require both Friday and Saturday nights. If requesting a Thursday-Friday or Saturday-Sunday weekend stay, both nights will be charged at the weekend rate. A three night minimum may be required on holiday weekends. Weekly rental is also available.

2. This is a **Non-Smoking cabin.** Smoking is not allowed inside or near the cabin, but you are welcome to smoke outside off the porch areas. If smoke smell is detected inside the cabin you will be assessed a \$200 charge for cleaning and odor removal. If you do smoke outside, please put the cigarette butts in the trash cans. If you throw them on the ground and we have to pick them up, there will be a \$25 clean up fee.

3. Occasionally appliances, fireplace, etc... can malfunction. We will service and restore these amenities as quickly as we can, but will not make any rental concession for time without these items. Likewise, loss of electricity, water, or other "Acts of God" that are 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 of amenities in order to keep them functioning at peak efficiency. Failure to do so may result in damage or excessive cleaning charges.

4. **Pets** are welcome. Must be well mannered, and house broken. Pets are allowed with prior approval. Because of the additional time involved in cleaning a cabin that a pet has stayed in, there is a charge of \$30 per pet per stay. Pets must be kept on a leash when outside with you, and may not be left alone in the cabin. A maximum of two pets is permitted. Unauthorized pets will result in a \$100 fee.

5. Please be aware that you are coming to stay in the middle of the woods. While we have our cabin treated on a regular basis, it is likely that you will see bugs during your stay. We are not able to refund your reservation if you see bugs or spiders during your stay.

6. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.

7. **DAMAGE/SECURITY DEPOSIT**- A damage/security deposit of \$200 is required. This is done in the form of a pre-authorization to your credit card upon your arrival. It is not an actual charge to your credit card at that point, but is a "hold" of funds against your card's available balance. We will not convert this to a charge to your credit card unless there is damage to the cabin or any missing items. We reserve the right to charge your credit card for any and all damages or for excessive cleaning required as a result from your stay. If you notice any problems upon checking in, please let us know right away to avoid any damages being charged to your account. This deposit is not applied towards rent. No charge will be made to your credit card with regard to damage provided the following provisions are met:

a. No damage is done to cabin or its contents, beyond normal wear and tear.

b. No charges are incurred due to contraband, or collection of rents or services rendered during the stay.

c. All debris, rubbish and discards are placed in refuse containers outside, any soiled dishes are cleaned. Garbage placed in outside containers must be bagged and lids secured on cans.

d. All keys are turned in upon departure in person, or if other arrangements have been made prior to departure, they can be left in the lock box at the cabin and cabin is left locked.

e. All charges accrued during the stay are paid prior to departure.

f. No linens are lost or damaged.

g. NO Early check-in or late check-out.

h. Cabin is locked upon your departure

8. **PAYMENT** – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. We accept **Visa** and **MasterCard**, debit or credit. If you wish to pay by check, checks will be accepted provided they are received prior to arrival and have cleared prior to check in. (Note: When you pay for your rental via check, you will still have to provide a Visa or MasterCard debit or credit card for the Security Deposit. Checks should be made **payable to Turning Point Home**

**Buyers, LLC dba Possum Lodge Cabins and mailed to 4200 Royalton Road, Brecksville, Ohio 44141.** The BALANCE OF RENT is due fourteen (14) days before your arrival date.

9. **CANCELLATION POLICY:** Reservations for cabin rental (without hunting packages) that are cancelled more than two weeks prior to your stay, will receive a 50% refund. Cancellations less than two weeks, but more than three days prior to the reservation will receive a 40% refund. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay or lessened headcount, that are made within 72 hours of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent or deposit. There are no cancellations due to inclement weather. Reservations for cabin rental with hunting packages do not receive a refund. Hunting deposits are non-refundable.

Cancellation or changes decreasing head count made within 14 days of your arrival date will not be refunded.

10. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

11. **MAXIMUM OCCUPANCY**- Our cabin is set up to sleep 8, but we have had parties of 10 -12 stay at our cabin. **All of our rates are based on two-person occupancy.** Additional adults are \$15 per night and additional children (under 16) are \$10 per night. Infants under one year stay at no additional charge. If you have more than 8 persons in your party, please contact us for special arrangements. Cabin Guests only, no visitors please.

12. **HOLIDAY STAYS:** Longer minimum stays may be required during holiday periods depending upon what day of the week the holiday falls on. Some holiday weekends have a 3 night minimum.

13. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

14. **RATE CHANGES** – Rates subject to change without notice.

15. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. **PARKING** – Parking is limited to three (3) vehicles. Vehicles are to be parked in the driveway only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

17. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

18. Our cabin is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Renter signing this agreement hereby gives permission to charge their credit card on file for the amounts above. Renter agrees that all rental monies are non-refundable per cancellation policy above. By Signing Below, Renter agrees to all terms and conditions of this agreement.

19. **Hunting Day Leases:** We do offer hunting leases for our property. Details and arrangements can be made by calling us at 440- 537-2026.

20. **Firearms and Paintball Guns:** No shooting of any firearms or paintball guns is permitted on our property. The exception to this would be firearms when you have purchased a hunting package with your cabin stay during appropriate gun seasons. All hunters will be issued ODNR Land Owner Hunting Permit forms upon arrival at the cabin. You must carry these permits with you while you hunt. Hunters will also have to sign a Hunting Hold Harmless Agreement when you check in.

**Cabin Rental Agreement & Contact Information: Required for all reservations**

**To place your reservation, please fill out all information required below.**

Signature (Required): \_\_\_\_\_ Date \_\_\_\_\_

Dates you wish to reserve \_\_\_\_\_ (start date) \_\_\_\_\_ (end date)

Number of people in your party \_\_\_\_\_ adults \_\_\_\_\_ Children under the age of 16 \_\_\_\_\_ pets

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Cell** \_\_\_\_\_

I wish to pay for my rental via check \_\_\_\_\_ (yes or no) If you wish to pay for your stay via check, we still require you fill out the Credit card information below as part of the reservation process. Nothing will be charged to your credit card unless there are damages to the cabin or property per rental agreement above. Payment via mail can be sent to Possum Lodge Cabin Rental, 4200 Royalton Road, Brecksville, Ohio 44141 Please make check payable to Turning Point Home Buyers, LLC, dba Possum Lodge

**Credit Card Authorization Form: Required for all reservations**

*(Note: If you are paying for your rental via check, we still required you to fill out your credit card information below which will be kept on file, only as a backup in the event of damages to the cabin or property).*

Please charge my credit card for the rental and security deposit \_\_\_\_\_ (Yes or no)

Name on Credit card (Same as renter) \_\_\_\_\_

Credit card billing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Billing Phone Number \_\_\_\_\_ Contact Phone \_\_\_\_\_

Type of Credit Card: Master Card/Visa Credit Card

Number \_\_\_\_\_

Exp. date \_\_\_\_\_ Security Code \_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this agreement.

\*Signature (Required) \_\_\_\_\_ Date \_\_\_\_\_

Client's email address: \_\_\_\_\_