

DKH Properties – Rental Agreement

CHECK-IN IS **4:00pm** OR LATER, CHECK-OUT IS **11:00am**

IF YOUR STAY IS WITHIN 30 DAYS, YOUR CREDIT CARD WILL BE CHARGED FULL RENT AMOUNT. IF YOU NEED TO CANCEL A RESERVATION, WE WILL PROVIDE A 50% REFUND FOR CANCELLATIONS 15 DAYS OR MORE IN ADVANCE. THERE WILL BE NO REFUNDS FOR CANCELLATIONS WITHIN 15 DAYS OF RESERVATION.

NUMBER OF OCCUPANTS CANNOT EXCEED THE NUMBER SHOWN ON THE RENTAL LISTING.

Tent camping is not permitted. Pets are not permitted on the property without prior approval.

We reserve the right to charge your credit card for damages or excessive cleaning from your stay. If you notice problems upon check-in, please let us know right away to avoid any damages being charged to your account.

You must be at least 21 years of age to rent the cabin.

NON-SMOKING. Smoking or vaping is not allowed inside the cabin, but you are welcome to smoke outside or on the decks/porches. Please discard of cigarette butts properly. **SMOKING IN THE CABIN WILL RESULT IN A \$200 CHARGE.**

INDEMNIFICATION AND HOLD HARMLESS - Guest(s) shall be solely responsible for any property damage, accident or injury to any person or loss sustained by any person arising out of or in any way related to Guest(s) use of the premises or equipment located on premises. Guest(s) agree to release, indemnify and hold harmless DKH Properties from and against all liability for injury to the person of the Guest(s), to any member of his/her party or any Guest(s), resulting from any cause whatsoever. This indemnification specifically includes use of hot tub and bunk beds.

NO HUNTING ALLOWED ON PRIVATE MOUNTAIN.

HOUSE PARTIES - DISRUPTIVE BEHAVIOR - FIREARMS – FIREWORKS – ATVs ARE PROHIBITED. Use of premises shall not disturb neighbors or residents. House parties, excessive noise and/or disruptive behavior, discharging of firearms or pellet guns, or fireworks will result in guest vacating the property immediately without refund.

ALCOHOLIC BEVERAGES/ILLEGAL DRUGS. Consumption of alcoholic beverages is limited to persons of legal age. Illegal drug use is strictly prohibited, will result in termination of contract, and dismissal of the guest without refund.

WILDLIFE. There is no refund for the presence of mountain creatures, insects, bears, deer, mice, et al. Please be aware that you will be staying on a mountain in the middle of the woods. We are not able to refund your reservation if you see wildlife during your stay.

BURNING. Firewood is provided AT THE HOUSE for use in the fireplace or outdoor fire pit (if applicable to the property where staying) only. No open burning is permitted. **FIREWOOD MUST NOT BE TAKEN FROM COMMUNITY FACILITIES.**

COMMUNITY FACILITIES. Follow all posted rules and speed limits for community areas.

TRASH DISPOSAL. Trash must be properly bagged and placed in the community dumpster before checking out. **TRASH LEFT BEHIND IN BAGS WILL RESULT IN A \$25 CHARGE. TRASH LEFT BEHIND UNBAGGED WILL RESULT IN A \$50 CHARGE**

ITEMS LEFT BEHIND – The property owners are not responsible for personal items left behind. At your request, our staff will pick up and mail items to you. Your items will be returned at your expense, plus a \$20 handling fee will be charged to your credit card.

VIOLATION OF AGREEMENT/CONTRACT. Agent(s) reserves the right to remove renter without refund if any of the above agreed upon items are not met.

NO REFUNDS WILL BE MADE IN THE EVENT A PERSON IS REQUIRED TO VACATE THE PREMISES BECAUSE OF DISRUPTIVE CONDUCT OR FAILURE TO FOLLOW OUR RENTAL GUIDELINES AND POLICIES.

SIGNATURE

PRINT NAME

DATE