

The following Short Term Rental Agreement and Policies states that you hereby agree to the following items:

1. The rental property is fully furnished and includes at least the following:
 - *Start up roll of toilet tissue and paper towels
 - *Enough linens and towels for the maximum occupancy of the unit
 - *Essential cookware & dishes
 - *Coffee Maker
 - *Toaster
 - *Can Opener
 - *Firewood (if the unit has a wood burning fireplace)
 - *Propane (provided by owners for gas grills)

Owners may choose to include additional small appliances & amenities as they see fit. The Guest is responsible for providing the following, if deemed necessary by the Guest, for their trip:

- *Groceries/Condiments
- *Paper Towels/Plates
- *Lighter/Matches (for grill or fireplace)
- *Charcoal
- *Plastic Wrap/Aluminum Foil
- *Toilet Paper
- *Laundry Detergent/Fabric Softener/Etc.
- *Dish Soap
- *Trash Liners (only 2 provided)
- *Coffee Filters
- *Toiletries
- *Hand Soap
- *Blow Dryer
- *Beach Towels/Swimming Suit (if unit is equipped with hot tub)

2. Maximum Occupancy: Violation of the maximum occupancy will result in the immediate eviction of the entire rental party and no refunds will be issued, unless special arrangements have been made in advance with the Property Manager.

3. Term of Lease: The rental period begins at 3PM EST on the 1st day of reservation and ends at 10AM Est of the last day of reservation. Early check-in or late check-out may be granted on a case by case basis. Additional fees may be incurred.

4. Rental Rules: The guest agrees to abide by the rental rules below at all times while at the rental property and shall also cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property. Additional fees may be incurred by the Guest for failure to comply with rental rules.

Rental Rules

1. Smoking is prohibited. If you smoke outside, please dispose of your butts accordingly. An additional cleaning fee may be incurred for failure to comply.
2. Additional visitors to the property, above and beyond the rental party or maximum occupancy, may not stay overnight at the rental property. Guest is solely responsible for the rental party and their adherence to the guidelines set forth by this contract.
3. Guests should adhere to all Homeowner's Association or neighborhood rules and regulations regarding quiet hours, noise, speed limits, numbers of vehicles, etc. Information to be supplied by the Property Manager, if applicable.
4. All of the units are privately owned. The Property Manager and Owner(s) are not responsible for any accidents, injuries or illness that occurs while on the premises of the rental property. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from the use of the premises or others whom they invite to use the premises.
5. Keep property and furnishings in good order.
6. Only use appliances for their intended use.
7. Dogs are only allowed at designated pet friendly properties. The pet fees are as follows: \$60 for one large dog or two small dogs; additional fees will apply to special circumstances allowing additional dogs. Contact the Property Manager with any special circumstance requests. Failure to notify the Property Manager of additional dogs or lack of adherence to these guidelines may result in additional cleaning fees. Presence of a dog in a non-pet friendly unit will result in a \$250 cleaning fee.
8. Under no circumstances are cats to be permitted in or on any units. Failure to adhere to these guidelines may result in additional cleaning and damage fees up to \$600.
9. Parking may be limited or require a parking pass specific to your unit. This information will be supplied by the Property Manager at the appropriate time.
10. Many of our properties require four-wheel drive during winter months. Homeowners & Homeowner Associations employ independent contractors to clear driveways and private roads. The Property Management company will not be held responsible if you are unable to access your rental due to lack of four-wheel drive, all-wheel drive and/or tire chains, or road conditions.
11. There is no daily housekeeping service. While linens and towels are provided, you will be responsible for your own laundry during your stay. All units (with the exception of Tiny Piece of Zen) have a washer and dryer for your convenience. You are expected to supply your own laundry detergent and other supplies.
12. Garbage rules or pick up times must be strictly adhered to. Failure to comply may result in additional fees if wildlife gets into the garbage bags. The Property Manager does not offer recycling. Guests may choose to take their recycling to the bins located at the post office in Thomas, West Virginia. Sorry, no glass accepted.
13. Some units are equipped with hot tubs. When using the hot tub, remember there are certain health risks associated. To lower some of these risks, we ask that you shower before enjoying

the hot tub. Lotions, oils, make up and other substances on the skin can contaminate the hot tub water. By signing below, you accept that you are using at your own risk. Our maintenance staff drains, cleans, refills and replenishes chemicals in all tubs after each Guest departure. If you check in early, your tub may not be ready until the evening. Do not stand on hot tub covers. Covers are meant for insulation purposes only and are not designed to support the weight of a person. Damage due to standing on hot tub cover will be an additional charge. Remember to keep the tub covered when not in use. The temperature will drop significantly and water will evaporate if the cover is left off. Damage caused by low water level is not covered by the damage waiver fee.

14. Many of our units are equipped with a gas or wood fireplace or stove. The Property Manager will supply safety materials, but the Guest is responsible for familiarizing the rental party with the safety instructions.
15. Do not flush anything other than toilet paper. Please throw paper towels and feminine products away in the trash can.
16. Lost keys will result in a \$150.00 fee to cover the cost of replacing all external locks.

By agreeing you confirm that you have read and understood the terms of the rental rules and agree to abide by the rental rules for the duration of your stay.