BUCK RUN RENTALS/WOW OUTFITTERS CABIN RENTAL AGREEMENT

 Confirmation Date:

 Arrival Date:

 Departure Date:

 Cabin:

 Rental Fee:

Date:

Amount:

 Deposit:

Date:

Amount:

Final Payment

Lessee Name:

Address:

Buck Run Rentals/WOW Outfitters, Lessor, leases to Lessee the cabin facility and the surrounding area for the period of time listed above.

**PAYMENT POLICIES:**

Lessee must be at least 25 years of age and hold a valid driver’s license and credit card in their name. Advance payment is required at the time of reservation. We accept Visa, Master Card, Discover, and American Express. The price of the reservation does not include the lodging and state tax which equals 13% of your total bill.

**CANCELLATION POLICY:**

Reservations that are cancelled more than two weeks prior to your stay will receive a 90% refund. Cancellations less than two weeks, but more than three days prior to the reservation will receive a 50% refund. There is no refund for cancellations less than 72 hours prior to the stay. In the event of an early departure, we cannot give any kind of refund. There are no cancellations due to inclement weather.

**RULES OF OCCUPANCY:**

* Outdoor fires are permitted at our discretion and in designated areas only. Do not over-build fires. Fires must be contained in fireplace.
* No loud music or noise.
* Catch and release fishing is permitted. You supply poles and tackle OR WE CAN RENT YOU FISHING POLES AND TACKLE if desired. Barbless hooks are required. **Swimming, fishing, boating and ice skating is done at your own risk**. There is no lifeguard on duty. Children under 18 MUST be accompanied by an Adult at all times when outside.
* No tents, campers or other outdoor equipment without prior approval.
* No smoking inside the cabins. **(Smoking inside the cabins will result in a $200.00 charge plus extra cleaning charges and the cost of repairing any damaged property.) SMOKING IS PERMITTED OUTSIDE. DO NOT THROW YOUR CIGARETTE BUTTS ON THE GROUND OR IN THE ASH RECEPTICLE FOR THE GRILL. TRASH CANS ONLY. MAKE SURE ALL BUTTS ARE EXTINGUISHED.**
* Check in is at 4:00 pm (possible exceptions can be made for earlier arrival assuming cabin was not occupied that same day and cleaning staff has prepared for early arrival). Check out time is 11 am.
* The cabins and grounds shall be left in the same condition received, excluding reasonable wear and tear. We reserve the right to charge your credit card for any damages, missing items or excessive cleaning from your stay.
* A detailed inventory of the cabin & property will be taken prior to your arrival. Any missing or damaged items will be charged to your credit card.
* Do not move furniture. Our floors are very susceptible to gouging. Any damage to floors will be repaired and charged to Lessee.
* No decorating without prior approval of Lessor.
* No disconnecting, altering or adding of electronic equipment to the audio video system.
* Occasionally appliances, fireplaces, 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.
* Due to cleaning and servicing, hot tubs are sometimes not up to full temperature at the time of check-in and may need several hours to heat. In the event that a hot tub becomes inoperable during your stay, we will make all attempts to correct the problem as soon as possible and refund a maximum of $25.00 per day for as long as the hot tub is inoperable.
* **Wax candles are not permitted.**
* No pets. **(Violation will result in a $200.00 charge plus the cost of repairing any damaged property.)**
* Please be aware that you are coming to stay in the middle of the woods and it is likely that you will see bugs, spiders, etc. There are no refunds should this occur. We treat our cabins on a regular basis to minimize this occurrence.

**OUTDOOR RULES:**

**RULES**

1. Please do not put any type of substance in the water (no bubbles, scents, oils, etc.). Please shower prior to using hot tub, and refrain from using lotions or oils before entering the hot tub.
2. Never use hot tub while under the influence of drugs and/or alcohol.
3. If under the age of 18 you must be accompanied by an Adult at all times to use hot tub.
4. Exit the ponds or hot tub immediately and go indoors during a storm.
5. Women who are pregnant should not use the hot tub with the water temperatures on high heat setting.
6. Please contact Management if you have any questions or there are any problems with the hot tub.
7. Outdoor fires are permitted in the designated fireplace only. Absolutely under no circumstances shall guests gather wood for use in the fireplace on these premises. There are several places in Hocking County that sell firewood or if requested, the owner shall provide firewood at $7 per bundle.
8. Please respect landscaping and flowers.
9. Please keep outdoor noise to a respectful level. High volume music is not permitted.

**DAMAGES & AUTOMATIC CHARGES**

We reserve the right to charge your credit card account for damages resulting from improper care and use of the hot tub and outdoor areas. Examples include, but are not limited to, the following:

1. Damages to the hot tub resulting from low water level or any other non-reported problems.
2. Damages to the hot tub.
3. Damages due to broken glass.
4. Water change as a result of contamination from such things as bubbles, scents, oils, etc.
5. Damages from cigarettes or cigars to outdoor furniture, hammock or dock.
6. Damages to landscaping/flowers.

If you fail to abide by any of the Rules of Occupancy, you may be asked to vacate the premises and/or your account will be charged with any expense incurred by Lessor in repairing or replacing any item or condition resulting from the violation.

**OCCUPANCY AND VISITORS:**

The maximum number of occupants cannot exceed 6 . This includes persons of all ages, and whether or not they are a party in your group. **Visitors are not permitted**. If at any time we determine that you have exceeded the permitted number of persons as stated on your Rental Agreement, your account will be charged for the per person overage of $50.00 per person, per day, and we may immediately terminate this lease and ask you to leave the premises. **Please** l**ist all individuals staying with you to Management prior to arrival to ensure all registered guests have access to the property.**

Both parties understand that this contract is a legal and binding agreement and both parties accept and understand all terms and conditions to this agreement

This agreement shall be construed under the laws of the State of Ohio and any litigation, arbitration or mediation arising out of this agreement shall be brought only in Hocking County, Ohio.

I HAVE READ THE FOREGOING AND AGREE TO ABIDE BY ALL THE RULES, TERMS AND CONDITIONS HEREIN. I AGREE TO RELEASE, INDEMNIFY, AND HOLD HARMLESS BUCK RUN RENTALS/WOW OUTFITTERS, ITS OWNERS, SHAREHOLDERS, OFFICERS, INVESTORS, EMPLOYEES, AGENTS, AND ALL OTHER PERSONS ASSOCIATED WITH BUCK RUN RENTALS/WOW OUTFITTERS, FROM ANY AND ALL LIABILITY RESULTING FROM ACCIDENT, AND ANY INJURIES AND DAMAGES RESULTING FROM THE USE OF THE FACILITY, INCLUDING BUT NOT LIMITED TO THE SWIMMING POOL, HOT TUB AND THE SURROUNDING AREA.

Lessor: Buck Run Rentals/WOW Outfitters

Lessee:

Lessee:

 Signature Date