

RENTAL AGREEMENT

BURTONWOOD LODGING CO.
148 W. FAIR AVE.
LANCASTER, OH 43130
TOLL FREE: 1-866-297-4814
EMAIL: info@burtonwoodlodging.com
WEB: www.burtonwoodlodging.com

Thank you for choosing Burtonwood Lodging Co. for your upcoming vacation. We know you have choices and we appreciate the opportunity to serve you. If there is anything additionally we can do or provide to make your stay more memorable, please call or email us to discuss.

For your protection and ours, we require all reservations to sign and return this Rental Agreement, which is made between **Burtonwood Lodging Co.** (Owner/Agent) and **[Insert Renter's Name]** (Renter). After reviewing, please sign & return this Rental Agreement via DocuSign. **Please note this agreement must be received prior to your scheduled arrival date.**

Minimum Age

Renter must be 25 years of age or older to rent a cabin (30 years to rent Wildcat Lodge). As the responsible member of your group, Renter will be responsible for anything that occurs during the stay. Renter must be present at Check-in and throughout the duration of the rental period.

Payments and Deposits

- Any reservation made 31 days or more in advance of your scheduled arrival requires 50% of the total charge be paid at the time of reservation. The remaining balance will be automatically charged to your credit card in full 30 days prior to your scheduled arrival **(60 days for our Wildcat Lodge)**.
- Any reservation made within 30 days of your scheduled arrival **(60 days for our Wildcat Lodge)** requires 100% of the total charge be applied to your credit card at the time of reservation.
- A refundable security deposit is required for each reservation **(\$500 min. per cabin or \$1,000 min. for our Wildcat Lodge)**. Security deposit will be returned to credit card on file within 3 days of departure upon satisfactory inspection of premises. Security deposit is due 30 days prior to scheduled arrival or at the time of reservation if booked within 30 days of scheduled arrival.
- Rates are provided on a per night basis.
- A 2-night minimum stay is required to rent any cabin (3 night minimum June 1st – August 31st) A 3-night minimum stay at the highest weekend rate is required on holidays.
- A 7% sales tax and a 6% lodging tax will be added to the stated nightly rates. These rates are subject to change without notice.

Payments and Deposits (Continued)

- Any charge(s) related to excess cleaning, damage to property and/or contents, theft of any property or contents and any charge associated with violating any rental agreement will be charged to Renter's security deposit or credit card on file within 30 days of departure and an itemized list of charges will be emailed to the address on record.

Payment Methods

- For your convenience, we accept Visa, MasterCard & Discover credit cards only.
- We **do not** accept American Express, debit cards, or personal checks.
- Certified checks and/or money orders will be accepted if reservation is made more than 30 days (**60 days for our Wildcat Lodge**) in advance of scheduled arrival date; however, a credit card must be provided for security deposit. (Please call for arrangements).
- ***Please note: The responsible person making the reservation must provide the credit card used, as well as, driver's license at the time of check-in.***

Refunds/Cancellations

- Our cancellation policy is strictly adhered to – no exceptions.
- Cancellations more than 30 days (**60 days for our Wildcat Lodge**) in advance of your scheduled arrival will receive a full refund less a \$150 processing fee.
- Cancellations within 30 days (**60 days for our Wildcat Lodge**) of your scheduled arrival will receive no refund unless a new reservation takes the place of the cancelled dates. Any refund received will be equal to the new rental secured or a full refund, whichever is less, plus a \$150 processing fee.
- No refunds or credits for late arrivals or early departures.
- No cancellations or refunds due to inclement weather.
- Any change(s) made to reservations (including dates) after processing is subject to the cancellation policy and/or a \$50 processing fee will be charged.
- No refund will be given for all or part of your party not showing up for your reservation.

Liability

Renter agrees to assume any and all liability for any accident, injury or damage to persons or property (including those of Renter's guests) and agrees to save harmless and indemnify Owner/Agent from any and all claims of liability resulting from Renter's or Renter's guests' use of any/all facilities provided in or on the premises. Renter agrees to be held liable for the actions of all guests on the property at all times during the rental period.

Furniture & Fixtures

Renter agrees not to move any furniture or fixtures from its location. Renter also agrees not to disconnect or reconfigure any electronics including TV's, DVD players, sound bars, etc... Any violation of this policy without prior owner/agent authorization will result in a \$100 fine + damages.

Damages/Excessive Cleaning

Renter assumes all financial responsibility for any/all damages that occur at or on the property as a result of your stay. Each cabin is thoroughly inspected for damages after each rental. If Renter notices any damages at check-in please contact management immediately. Renter will be charged for any loss or damage to any structure, fixtures, furnishings or equipment. Charges will be equal to either the repair or replacement cost. Renter agrees that the security deposit, if any, or credit card submitted for payment or held on file for deposit shall be charged to cover any such damage. An itemized list of any damages, as well as, the repair or replacement cost for each item will be e-mailed to Renter at the time of processing the payment.

Renter shall be charged for any excessive cleaning that is required following check-out as a result of your stay. Excessive cleaning includes, but is not limited to discarding of excess trash/cigarette butts, fumigation, excessive cleaning of appliances, dishes, items requiring professional cleaning (i.e. carpet stains, fabrics, etc...)

Check-In

Check-in time is between 4:00 p.m. and 5:00 p.m. Please make every effort to check-in between these times. Unfortunately, we are unable to accommodate early arrivals. If you are unable to check-in during these times, please call our office to make other arrangements. Failure to do so may result in your inability to gain access to your cabin. No refunds will be provided for failing to follow check-in procedures. ***Please note: The responsible person making the reservation must provide the credit card used, as well as, driver's license at the time of check-in.***

Check-Out

Check-out time is strictly at 11:00 a.m. – no exceptions. We need time to clean the cabin for our next guest. A \$100/hour fee will be charged for guests not vacating by the check out time.

Occupancy

All persons, including children, count toward the maximum number of guests at any given cabin. Please adhere to your reservation.

Paid and Registered Guests Only

No visitors are allowed on the premises at any time during your stay. Each cabin has a maximum number of registered guests permitted. If additional guests and/or visitors are found you will be charged for each additional unregistered guest and may be asked to leave with no refund.

Pets

No pets are permitted on the premises at any time. Any violation will result in a \$250 charge + damages and you may be asked to leave the premises without a refund.

Smoking

No smoking is permitted inside of any cabin. Please respect your surroundings and do not litter or throw cigarette butts on the ground. If it is determined that smoking has occurred inside of a cabin, there will be a \$250 charge + damages – no exception.

Weapons, Hunting, Fireworks, ATV's

No weapons of any type, hunting, fireworks or ATV's are permitted on the premises at any time during your stay.

Bugs

Our cabins are sprayed regularly both inside and out for insects/bugs. Although we make every effort to contain such insects you may on occasion find some that make their way inside. Please maintain perspective and remember that you are in a heavily wooded area that is the natural habitat of all sorts of animals and insects. No refunds will be issued for insects/bugs found inside your cabin.

Hot Tubs

Hot tubs are serviced prior to your arrival and for reservations extending more than 3 days will be maintained on the 4th rental day and every other day thereafter. Each cabin has Hot Tub rules, procedures, and precautions that must be strictly followed to ensure your safety, as well as, useful enjoyment during your stay. A posting is placed at each cabin regarding your use of the Hot Tub. Every effort is made to ensure your Hot Tub is ready to go prior to your arrival. On occasion your Hot Tub may not be ready upon your arrival due to cleaning/regular maintenance and may not be warm enough for use until later in the evening. Hot Tubs left dirty will be subject to a \$100 cleaning fee. Any damage to the Hot Tub Cover will result in a \$400 replacement fee.

Fireplaces

To reduce energy consumption Renter acknowledges that our indoor gas fireplaces are not operational between June 1st – September 1st.

Fire Rings

Designated outdoor fire rings are located at each of our cabins. **Fires are only permitted at these locations and must be contained within the fire ring.** Firewood may be purchased at most local gas stations. Fallen dead limbs may be used from the property; however, cutting down any limbs (dead or alive) is strictly prohibited. Please make sure any fallen limb taken from the property is dry (not green). Guests will be charged accordingly for disturbing any of the natural surroundings. *Please help prevent the spread of the Emerald Ash Borer and other pests by not bringing firewood from outside of the Hocking Hills area.*

Rock Formations & Water Features

Some of our properties contain outdoor water features (i.e. ponds, streams, etc...) and rock formations. These features are beautiful additions to your stay; however, if not respected can pose great danger. No swimming or wading is permitted in any pond. No climbing of any type is permitted on rock formations. Guests must use their own judgment when around these attractions. Owner/Agent shall not be held liable for any accident or injury that occurs as a result of Renter or renter's guests not adhering to this policy.

Quiet Time

We do not permit parties and/or loud music at our properties. Please respect neighboring properties. All cabins have posted quiet hours from 10:00p.m. to 8:00a.m. If this policy is violated, you may be asked to leave without any refund.

Amenities

Owner/Agent is not responsible for mechanical failures of non-essential items, including but not limited to hot tubs, televisions, DVD players, music players, internet/telephone/cable access, dishwashers, washer/dryers, fireplaces, air conditioning or any other mechanical device that fails to operate during your stay. Management will make every reasonable effort to repair any malfunctioning item during your stay; however, no refunds will be provided for any mechanical failure out of our control.

Acts of Nature

No refunds will be issued for any utility disruption including, but not limited to power outages, water outages, satellite and/or Internet outages, etc... These failures are beyond our control and no refund will be given.

Lost Items

Owner/Agent is not responsible for lost, stolen or forgotten personal belongings. Please check your cabin thoroughly for any personal belongings when leaving. If you happen to leave something behind, please notify management and we will make all reasonable efforts to search for the item(s) and mail them to you at your expense.

Driving

Please acknowledge that you are responsible for getting to/from your cabin. Our cabins are remotely located and some are on long, winding, narrow roads. All of our cabins have gravel driveways and some can be steep in spots. Although most cars should have no problem during most of the year, during winter months and/or inclement weather 4WD is strongly recommended. Please be careful driving. Owner/Agent shall not be held responsible for any accident and/or getting stuck for any reason at any time. If a tow is required, it will be at your expense – no exceptions.

Cell Phone

Cell phone reception is very spotty at most locations. There is a telephone at each cabin where local and long distance calls within the continental United States are permitted at no additional charge. Any unforeseen additional charge by the telephone company resulting from your stay will be charged directly to you.

Security Cameras

Renter acknowledges that security cameras are used at some or all of our cabins to ensure the security of the premises from theft, unauthorized access, or damage to the property. All security cameras are strategically positioned so as to not interfere with the peaceful possession of our guests or their privacy.

