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## Terms, Conditions, and Policy Rental Agreement

between

The Corn Crib Bed and Breakfast

And Guest name: \_\_\_\_\_

Guest address: \_\_\_\_\_

**Guest contact:** \_\_\_\_\_

Dates: \_\_\_\_\_ to \_\_\_\_\_ nights rented: \_\_\_\_\_

RATES

\$129 per night during weekdays (Monday-Thursday)  
\$149 per night during weekend (Friday-Sunday)

ADDITIONAL NIGHTLY FEES - as apply

**More than 2 guests: \$10/guest/night**

I agree to accept all terms of this rental agreement listed below and accept all liability for any damage beyond normal wear and tear during the term of my rental. I also agree to abide by rules and regulations as posted throughout the property.

Signature: \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

### Guest Rental Agreement:

Before you proceed, you must read our legal statement. By making a reservation, you are agreeing and accepting the items listed below and hereby certify that you are at least 21 years of age.

**RESERVATION REQUIREMENTS/DEPOSITS:** Minimum stay is one (1) night. A deposit in the amount of 50% of the rental rate, plus its 12% taxes/fees, is required to secure reservation. Reservations are not confirmed until guest receives confirmation notice. Balance is due upon arrival. The Corn Crib B&B accepts Visa, MasterCard, Money Orders, Cash, and Checks drawn on U.S. banks. Checks will not be accepted if reservation is made less than 10 days prior to arrival.

**CHECK-IN TIME 3:00 PM** - The key will be made available at time of check-in. The Corn Crib will use reasonable efforts to have the premises ready for guest occupancy at check-in time, but we cannot guarantee the exact time of occupancy. Early check-in may be available and Guests may call ahead to see if cabin is available.

**CHECK-OUT TIME 11:00 AM** - Check-out is strictly enforced so that The Corn Crib has adequate time to prepare the property for the next guest. Please leave key in cabin. Unless prior arrangements are made in writing with The Corn Crib, Guests that do not vacate the rental property by 11:00 AM or in the event Guest return to the premises without the consent of The Corn Crib after turning in the keys and checking out, will be charged a fee equal to the rental rate for one (1) day will be assessed to Guest(s).

**DAMAGES/CLEANING FEE** - Guest(s) acknowledges The Corn Crib's authority to charge Guest(s) Credit Card for damages to the unit occupied by the Guest(s) and/or his/her Guest(s) in the amount of \$150. Each Guest will be financially responsible for damage done to the property beyond normal wear and tear. If there is damage to a property or its property within, after the Guest(s) departure, the Guest will be notified of any excessive cleaning needed or damages made and the amount will be charged to their credit card. Agent will pursue collection to the fullest extent. Guest(s) will be responsible for any damage caused by Guest(s), guest(s) family, and guest(s) invitees. Any damage done over the amount of \$150, guests will be responsible for paying.

**CANCELLATION** - If you cancel prior to 5 days before your first night's stay we will refund your payment. If you cancel within 5 days prior to your first night's stay there will be no refund.

**NOSHOW-DELAYED ARRIVAL-EARLY DEPARTURE-INCLEMENT WEATHER** – Any monies paid toward reservation are forfeit. No refunds for unused nights in cabin i.e. delayed arrival or early departure. No rain checks for inclement weather.

**RETURNED CHECKS** - \$35.00 service charge will be incurred for any returned checks.

**SMOKING** – There is **no smoking** allowed inside The Corn Crib, at any time. Outside smoking is permitted, but please do not litter. Failure to obey this rule will result in extra charges of \$150.

**ALCOHOLIC BEVERAGES** - No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest(s) or guest of Guest(s) be arrested for underage drinking at the rental unit property or should The Corn Crib observe a Guest(s) or guest of Guest(s) under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the Guests evicted at our option. Illegal drug use is strictly prohibited.

**PETS** - No Pets allowed with a cabin rental (except service animals).

**CLEANING REQUIREMENTS** - Guest(s) are required to leave the property in the same general condition it was when Guest(s) arrived. The Corn Crib will dust, mop and sanitize cabin upon your departure. If additional cleaning is required, appropriate charges will be charged. Guest(s) is responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of Guest(s) party to the property or its contents during Guest(s) occupancy. Inspectors walk through each property after checkout to ensure the property is left in good order. The Corn Crib Owners will make that final determination of the necessity of any charges to Guest(s).

**ACTS OF GOD** – The Corn Crib shall not be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, and inclement weather. NO REBATE OR REFUND will be offered in these circumstances.

**HOUSE PARTIES - ARE NOT ALLOWED!** Rental Guest understands that The Corn Crib will accept families, married couples, and responsible adults over the age of 21 ONLY. Guests under the age of 18 must be accompanied by a parent or legal guardian. Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is *strictly prohibited*. *Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations: if not, Guest(s) will be asked to vacate the property which will result in loss of total rental cost with no refund.*

**RIGHT OF ENTRY** - Guest(s) agree that The Corn Crib reserves the right to enter the rental property anytime to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements thereto as owners/employees may deem appropriate.

**EXPEDITED EVICTION** - A material breach of this Agreement by Guest(s), which, in the sole determination of The Corn Crib, results in damage to the Premises, personal injury to Guest(s) or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Guest(s) tenancy. Violation of any of the rules contained will result in **IMMEDIATE EVICTION** and forfeiture of rent. Guest(s) may be evicted under such procedures if Guest(s): (i) hold over in possession after Guest(s) tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Guest(s) tenancy; (iii) fail to pay rent as required by this Agreement, or (iv) have obtained possession of the Premises by fraud or misrepresentation. Any reservation made under false pretenses will result in forfeiture of advance payments and the party will not be permitted to check-in.

**INDEMNIFICATION AND HOLD HARMLESS** - Guest(s) agree to indemnify and save harmless the Owner and Agent(s) for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s). The terms "Agent(s)" and "Owner" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms "Guest(s)," "You," and "Your" as used in this Agreement shall include Guest(s) heirs, successors, assigns, guests, invitees, representatives and other persons on the rental property during Guest(s) occupancy (without regard to whether such persons have authority under this Agreement to be upon the rental property), where the context requires or permits.

**VIOLATING AGREEMENT-** If Guest(s) violates any of the conditions of this Agreement, or general property rules/policies, The Corn Crib may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and payments.

**TORNADO PROCEDURES-** In case of a threat of a tornado, please head to main house to take cover. If needed, please call The Corn Crib owners.

**FIRE PROCEDURES-** In case of a fire, **IMMEDIATELY** exit the building and move to a safe location. Dial **911** first, then Corn Crib owners. Fire extinguisher is centrally located in the living room/dining area.

**COOKING/GRILLING-** No open flame cooking or any types of fryers. Grill must be moved 10 feet from The Corn Crib while in use and cannot be used on the deck.