

SIGN AND RETURN WITH PAYMENT

**** Helen's Hide Inn**

1441 Countyline Road Champion PA 15622

(Do not mail anything to this residence.)

The following information should help answer any questions regarding the terms of your vacation rental.

As with property use agreement, there basis terms and conditions all parties should understand, and we've selected those we consider necessary or appropriate. Please review all terms and conditions outlined below and sign to acknowledge your understanding and agreement.

Please keep one copy for your file, once this agreement is finalized.

1. **CHECK-IN.** Please follow check-in times as instructed on the contract page. One set of keys will be provided. Please inspect the Inn carefully on arrival. Damages found should be reported within 24 hours of check-in. Please call 724-455-4466 the day before your check-in to receive lock box code and give estimated times of arrival and departures.

2. **CANCELLATIONS.** If it is necessary to cancel reservations, please notify us as soon as possible. Over 60 days until check in- full refund, 60-31 days 50% refund, 30 days or less no refund of the entire rental amount will be giving. We will try to re-rent the inn. If the Inn is re-rented at the same rate for the entire period of your reservation, at no loss to the owner, then your advance confirmation payment will be refunded less an amount equal to 10% of the total rent, plus an amount necessary to make full payment to the owner. All refunds will be made within 60 days of receipt of the re-rented advance confirmation payment. If the Inn is not re-rented, no refund will be paid. In the event *offorce majeure*, outside the control of the owners causing property to be available, a full refund of all funds will be paid. If possible, a good faith effort may also be made to arrange alternative accommodations for the same period, or another acceptable date.

3. **CHECKOUT.** Please plan to check out no later than the time designated on the contract page. Keys are to be returned to the lock box, the Inn will be checked after departure. We will make a good faith effort to return items left behind in the inn, but we shall not be responsible for items left in the inn, so please check closets, dresser drawers, etc. for personal belongings. Guests are responsible for maintaining the inn and leaving it neat and undamaged. Please note that any charges over and above the routine maintenance/cleaning fee are necessary, this may be made against your Security Deposit. For the benefit and convenience of guests the Inn has cleaning items (vacuum, broom, mop, bucket, etc.) and supplies. Please take good care of the Inn during your stay, as we wish to return the entire Security Deposit.

4. **GUEST RESPONSIBILITIES.** Guests accept responsibility and agree to abide by the terms and conditions of this Agreement. Our neighbors appreciate the quiet nature of this area and we require that guests please respect our neighbor's wishes.

5. **PAYMENT-CONFIRMATION.** A reservation is considered confirmed when this agreement is completed by both the guest and the owner/agent and a payment of ½(50%) of the total rent is provided to confirm the reservation. Telephone/email reservations will be held for 5 days to allow payment to arrive by mail. If the confirmation payment is not received within 5 days, the reservation may be cancelled without notice and the inn reassigned. Any coupons or discounted ads may not be used for your original down payment or security deposit. It may be used for final payment only.

6. **PAYMENT-FINAL.** The final payment and \$500 Security Deposit are due forty-five (45) days before check-in. If the reservation is made within forty-five (45) days, then the total rent and Security Deposit must be paid.

7. **METHOD OF PAYMENT.** Personal checks and money orders are to be made payable to **MLA Rental**. We will not resubmit checks for non-sufficient funds or stop payment.

Returned checks shall be subject to a \$42.00 returned check fee and full payment of the balance due will be required within 10 days of the reservation or it will be cancelled without notice.

8. **CLEANING/MAINTENANCE.** Guests are to maintain the Inn as if it were their own. It is to be clean and orderly as outlined in the "check out" instructions attached. Household equipment should be in working order upon arrival. Inoperative equipment should be reported promptly to 724-455-4466. Every effort will be made to correct the problem; however, no refund or rate adjustment will be made for mechanical failures.

9. **JURISDICTION.** This Contract Agreement and its acceptance shall, as provided herein constitute a contract made in, and governed in all respects by the laws of the *Commonwealth of Pennsylvania, the United States of America*.

10. **ASSIGNMENT AND SUBLETTING.** Guests shall not assign this Lease Agreement, or sublet or grant any concession or license to use the Inn or any part of the Inn/cabin.

11. **DAMAGES.** Guests making the reservation shall be liable for any damages to the Inn and its content.

12. **SECURITY/DAMAGE/CLEANING DEPOSITS.** Reservations require a minimum \$500 Security Deposit with your final payment. By signing this agreement, you authorize the owner to use for the cost of losses of property, charges or damages that occurred by you during the course of your stay. This Deposit is not refunded at checkout, but refunded in full by mail within 45 days after departure provided there is no damage, the unit is left in good condition and all keys have been returned. If a problem is determined to exist (repairs, extraordinary cleaning, etc.), then we will send you a letter explaining the nature of the problem(s), and the cost to resolve the problem(s). If anything is damaged during your stay, please let us know before you leave. Any pets or exceeding 14 persons on property will result in loss of full security deposit.

13. **ERRORS OR OMISSIONS.** Every effort is made to insure that all the information herein is accurate and complete. However, the owners shall not be held liable for issues or concerns with regards to the house or surrounding facilities that result from changes outside their control.

14. **INDEMNITY.** The owner is not responsible for circumstances beyond their control, including but not limited to disturbances on nearby property, construction noise or debris, or acts of nature. Rental of the property and occupation thereof by guests, families, and fellow guests the owner is not responsible for such comfort and safety while guest's families and fellow guests occupy the owner's property during the period of the lease, unless through willful negligence of the owner.

15. **ROUTINE REPAIRS.** It may be necessary for us to enter the house during reasonable hours to service the equipment or to perform minor repairs. Notice may be provided, should this be necessary.

16. **TERMINATION OF RENTAL.** The owner reserves the right to refund deposits, refuse rental or terminate occupancy if in their opinion the occupancy may be detrimental to the property. No refunds will be given if occupancy is terminated as a result of violation of the rental agreement or reservations are obtained under false pretenses.

Total rental payment \$(US)

Total: _____

Please send a separate check for refundable Security Deposit:

\$ 500.00

Payment due now: \$ _____

Reservations for: _____

From _____ Check in after 3 p.m.

To _____ Check-out by 11 a.m.

Final Payment 45 days prior to check in \$ _____ plus separate security
Deposit check \$ 500.00

Agent

Name: **Shari Bukovac**

1301 Indian Creek Valley Road

PO Box 144

Melcroft, PA 15462

Phone: 724-455-4466

Fax: 724-455-3899

Email: laurelhighlandsrentals@gmail.com

Signature: _____

Date: _____

Guest/Representative

Name: _____

Address: _____

City, State: _____

Zip: _____

Phone: _____

Fax: _____

Email: _____

Signature: _____

Date: _____

Please print names of guests that will be staying at the house with ages of anyone under 25 years of age.

**You NEED to call one day prior to arrange check-in and check-out 724-455-4466.
Thanks & Enjoy your Stay!**