

This is your short-term vacation rental agreement. This agreement outlines everything you need to know about our rental policies for our property. Our goal is to ensure that your stay at our property is wonderful and meets all of your expectations. Please let us know if you have a technology or equipment issue during your stay and we will get it resolved. If you have any questions, please text or call us at 314-753-1302

Rental Agreement: This Agreement constitutes a contract between the Guest (you, your) and Owner (Kurt and Peggy Hoefel) of the Vacation Rental Property (Clover Bottom Cottage). By agreeing to our terms and conditions, you and your guests are agreeing to all terms and conditions listed in the rental agreement. Your vacation rental is a transient rental under state law. This means that your tenancy is temporary for the stated time period only. At no time is the property to be sublet or assigned to another individual. Please do not make any repairs, alterations, or improvements in or about the property.

Payment: An advance payment equal to 50% of the rental rate is required at the time of booking. The advance payment will be applied toward the rent. Please make payments via credit card. The advance payment is not a damage deposit. The balance of rent is due 30 days before your arrival date.

Reservations made less than 30 days prior to arrival require full payment at the time of booking.

Security Deposit: We require a \$500 security deposit or accidental damage insurance included in your booking that will cover up to \$3000 should there be any accidental damages during your stay, you agree to pay any and all damage charges above the \$3000 or any charges that are not covered within the policy with the credit card on file. The property is inspected before and after every tenancy. While you are here, we ask for your cooperation in reporting any damage. (1) NO SMOKING inside the cabin (**This is strictly enforced, violation will incur a smoke cleaning fee of \$200!**); (2) No Pets (**This is strictly enforced, violation will incur a pet cleaning fee of \$200!**) (3) all check-out procedures were followed; (4) no damage to the property or its contents beyond normal wear and tear; and (5) the number of guests did not exceed the agreed upon number of occupants.

Confirmation of Reservation: Your reservation is confirmed when we receive your payment of the \$500 deposit as well as the payment for the complete period of the rental. The name on this agreement must be an adult who is at least 25 years old, and will be the responsible party for the reservation and all rental obligations.

Cancellation: Cancellations made more than 60 days prior to your arrival will receive a total refund of any advance payments less a \$100 cancellation fee. Cancellations made within 30 days of the check-in date will receive no refund and you will forfeit any money paid in advance. **We recommend you buy trip insurance.**

No Smoking inside the cabin. There will be an additional charge of up to \$200 to remove smoke smell from the cabin including carpet and furniture cleaning.

Do not re-arrange any of the furniture... there will be an additional charge for excessive cleaning if additional time is spent due to furniture being out of place.

Severe Weather/Snow Storms/Blizzards: There are no refunds for severe weather including Snow Storms, Blizzards, Tornadoes, and other acts of nature. We have no control over any weather or weather related power outages. **It is highly recommended, but not required, that you purchase travel insurance.** It is up to you to purchase the insurance.

Travel Insurance Provided by TRAVEL GUARD: Every year, snowstorms, hurricanes and other unexpected weather events cause travelers to delay, interrupt or even cancel their trips completely. A travel insurance plan can help cover your vacation investment. Specific coverage questions should be directed to Travel Guard (1-877.246.5376 or www.travelguard.com/astp). Coverage is offered by Travel Guard Group, Inc., and limitations will apply. Please visit www.travelguard.com/disclaimer for full disclaimer. Accidental damage protection is included for any damages or accidents, subject to exclusions and limitations that occur to the premises during your rental period up to \$3000. Any damage or

accident that is not covered under the policy will be the responsibility of the leaseholder. The purchase of the insurance still requires you to follow the check-out list outlined in the check-out details, and you must follow all terms and conditions.

Insurance: You are expressly excluded from any insurance policy held by us. You understand that it is suggested that you carry renter's insurance to cover your personal belongings.

Minimum Stay: A minimum stay is required at our discretion.

Maximum Occupancy: The maximum number of overnight guests is 2. If you are found in breach of this contract, you will be evicted and no money will be refunded. Only people who have registered with us as a guest may stay overnight on the property.

Property Furnishings: We will provide you with a list of furnishings that come with the property. You agree to return all furniture items in a similar good condition, with normal wear and tear expected, as it was prior to the beginning of the lease term.

Getting Here: The confirmation email will state the timeframe in which we will send you details about the property, including: how to access the property, check-out procedures, community rules, and names/phone numbers of emergency contacts.

Arrival Inspections + Damages: Please complete an arrival inspection on your day of arrival and report any broken items, damage or issues to us immediately. Any damages that occur during your stay must be reported immediately to us. In the event that damage occurs to the property, whether reported by you or found after departure, the cost of repair and/or replacement will be filed with the accidental insurance. If the amount of repair and/or replacement exceeds the covered amount, you will be responsible for any additional costs. Additional costs for repair or replacement will be charged to the credit card on file.

Arrival and Check-in: Check-in is 3 PM local time on your scheduled arrival date. Check-in before 4 PM is not guaranteed. Once we receive full payment and a signed rental agreement, we will send you detailed check-in instructions.

Departure and Check-out: Check-out is 11 AM local time on your scheduled departure date. We will provide you with check-out procedures in advance of your arrival. Housekeeping must be able to enter the cabin at 11a.m. Realize that they only have a limited amount of time to get the cabin ready for the next guests, so please be on time. If you have not left the cabin when housekeeping arrives, you will be charged a fee of \$100. If your late checkout prevents the next guest from checking in, then you will be charged for an additional night. In the event that guest has not vacated the property by 11 am on the date scheduled for departure and owners or housekeeping find that guest is not present, owner or housekeeper will remove the guests' belongings and hold at another location for guests to pick up. (this will only take place in the event the guests late checkout would prevent the next guest from checking in that day. We will make every effort to contact you should this occur). You will be charged an excessive cleaning fee of \$100 should this occur.

Maintenance / Repairs: Even the best or newest equipment occasionally malfunctions and cannot be guaranteed 100% of the time. We have an excellent maintenance team who corrects problems as soon as possible. Authorized personnel may enter the premises during business hours for purposes connected with repairs, care, or maintenance of the premises. Expect lawn care personnel on property once a week.

No Smoking or Open Flame: No smoking is allowed inside the property. No candles or open flame of any kind are allowed inside the property. Upon departure, if the cleaning company detects any evidence of smoking and/or open flames, additional fees will apply.

No Daily Housekeeping: There is no daily housekeeping service. While linens and bath towels are included with the property, daily maid service is not included in the rental rate.

Conditions Beyond Our Control: We are not liable for events beyond our control which interfere with your scheduled occupancy, including, but not limited to: acts of God, acts of governmental agencies,

fire, strikes, war, tornado, hurricanes, tropical storms, ice storm, severe weather, inclement weather, ferry boat cancellation, loss of electricity, or loss of water. There will be no refund in these circumstances. We recommend you purchase travel insurance prior to arrival.

Criminal Activity: You agree to not engage in any criminal conduct on the property, including but not limited to the following: usage of illegal drugs, committing a felony, violating any law or ordinance, disturbing the peace, engaging in conduct for unlawful purposes. We are not liable for any damage or injury you cause to yourself or a 3rd party while engaging in criminal activity.

Indemnification: We shall not be liable for any damage or injury suffered by you, your family, guests, invitees, agents or employees or to any person entering the property. You agree to indemnify, defend and hold us harmless from any and all claims or assertions of every kind and nature.

Governing Law: This agreement shall be governed, construed, and interpreted under the Laws of the State of Missouri.

Severability: If any part of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability of the rest of this agreement.

Falsified Reservations: If you provide false information concerning your identity or other aspects of the reservation, you will automatically forfeit the reservation and will not be granted access to the property. In addition, you will not be refunded any money paid in advance. We have a right to report the fraud to appropriate authorities.

Acknowledgement: You have read and agreed to the terms and conditions of this agreement including the vacation rental property rules and weather/pet/smoking/cancellation policies. The credit card supplied at the time of reservation will be held for security purposes only.

We look forward to your visit!

Signature: _____