



Vacation Rental Agreement

Name: _____

The occupancy term of this Agreement is from: _____ to _____

Check in after **3:00 P.M.** and check out is before **11:00 A.M.**

| | <u>RATES</u> | <u>REQUIRED DEPOSIT</u> |
|-----------------|---|-------------------------|
| ___ Week: | \$870.00+Taxes,Fees & Security Deposit = \$1,207.00 | \$585.00 |
| ___ Ext. Wkend: | \$570.00+Taxes,Fees & Security Deposit = \$ 877.00 | \$470.00 |
| ___ Weekend: | \$470.00+Taxes,Fees & Security Deposit = \$ 767.00 | \$430.00 |

The \$250.00 refundable security deposit is included in the "Required Deposit" amount..
PA State Tax = 6%, Clarion County Tax = 3%, Administrative Fee = 1%

PROPERTY

The Shamrock Woods Lodge is located on Kahl Drive in Vowinckel Township, PA.

PAYMENTS

- A. ADVANCE PAYMENT: To confirm your reservation we request an Advance payment of 35% of the total Rent along with the Security Deposit of \$250.00, and this signed Vacation Rental Agreement. After we receive your Advance Payment and signed Agreement we will confirm your reservation in writing by letter or email. A credit check may be requested before rental dates are confirmed.
- B. BALANCE PAYMENT: The remaining balance of the rental payment is due in full a minimum of 10 days before your arrival.
- C. SECURITY DEPOSIT: A security deposit of \$250 is due at the time of the Advance Payment. This deposit will be returned providing there was no damage to the property, missing items or rule violations.
- D. PAYMENT METHODS: We ask that you make payment by personal check, money order, or cashiers check. Payment is to be made payable to:
Penn Ohio 1370 Sharon-Hogue Rd Masury,OH 44438
Payment may also be made by credit card using a **PayPal** account. Money should be sent to:
shamrockwoods@gmail.com

CANCELLATION OR TRANSFER

- A. CANCELLATION NOTICE: Notice of any cancellation must be received in writing or by email.

- B. REFUND: We will refund all payments if we receive written notice of your cancellation 21 days or more prior to the beginning of your stay. If you cancel your reservation less than 21 days prior to arrival you will be charged a cancellation fee equal to the Advance Payment total, but your security deposit will be returned. Once your stay has begun there will be no compensation for any unused nights.
- C. TRANSFERS: This rental agreement may not be assigned or sublet, even to a member of the Agreement holder's family. Changing date of stay is on availability only.

SECURITY DEPOSIT

We will return your Security Deposit less any charges. Written notice will be provided of any charges made against the security deposit. Charges may include, but are not limited to, damage to property, missing items, or pay per view television.

OCCUPANCY RESTRICTIONS

- A. USE: The property is for residential use.
- B. OCCUPANCY: Our Rental rate is for a maximum of 12 people.
- C. PETS: Pets are not allowed.
- D. SMOKING: Smoking is not permitted inside the lodge.

PROPERTY

- A. EXTRAS: We refer to items such as television, microwave oven as "extras" because they are supplied at no extra charge. In the event of a malfunction or breakdown of "extras", we will have the "extra" repaired as quickly as practical. In the event of malfunction of any other appliance or feature, you are requested to notify us so repair of the malfunction can be made. We will expedite repair, but no refund of rent will be made.
- B. OWNER'S AREAS: Locked areas such as owner's personal storage areas are not included in the lease.
- C. CLEANING: A cleaning fee is included in the rental cost. No cleaning service is provided during your stay. We will appreciate the property being left in a tidy state.
- D. UTILITIES: Water, electricity, fuel for the furnace and fireplace, trash and sewer costs are included in the rental costs.

INDEMNIFICATION

Tenant will indemnify and hold harmless the Owner and the Owner's Representative of any injuries, accident or otherwise, that may be incurred or suffered upon the premises by tenant and guests or anyone associated with tenant for any cause whatsoever during the term of this contract. Tenant's personal property and vehicles are not insured by the Owner or the Owner's Representatives against loss or damage due to any cause.

THIS IS A BINDING AND LEGAL AGREEMENT BETWEEN THE TENANT AND SHAMROCK WOODS LODGE. YOUR SIGNATURE AND PAYMENT OF MONIES TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THIS AGREEMENT IS EVIDENCE OF YOUR INTENT TO USE THIS PROPERTY FOR VACATIONAL RENTAL.

In consideration of the rent received and the mutual promises herein, Shamrock Woods Lodge does hereby rent to the tenant property described under the following conditions.

1. GUEST RESISTRATION FORM has been completed and acknowledgement and acceptance of risk and RELEASE has been read, dated, and signed.
2. THIS RENTAL AGREEMENT must be signed by the tenant before taking possession of the lodge and/or property.
3. Tenant signing rental agreement is responsible for keeping the lodge clean and safe during the entire tenancy.
4. Management asks that prior to occupancy of lodge, registered tenant should report any damage to our office to avoid forfeiture of deposit and/or additional charges.
5. Tenant signing rental agreement agrees that they will cover all damages, theft or extra cleaning that is required to lodge after check-out by tenant and/or guests of tenant.
6. FOR TENANT WHEN CHECKING OUT:

_____ "Broom sweep" the lodge.

_____ Wash/dry dirty dishes, etc. Leave them in the dish drainer.

_____ Remove all food from refrigerator and/or cabinets.

_____ Leave bedspreads on beds. Cleaning lady will remove and sort these.

_____ Empty garbage can in upstairs & downstairs bathrooms and kitchens.

_____ Place your bagged trash in the dumpster provided.

_____ Evaluate your stay with us.

_____ Turn off lights, TV's, VCR's, DVD's.

_____ Turn thermostat down to 65 when leaving.

_____ Lock all windows and cabin doors. Replace key in lock box and spin dial so Entrance number is not shown on dial pad.

7. **State and Local fire codes prohibit exceeding maximum occupancy.** Only those guests registered to the lodge shall occupy the lodge at any given time. You will be asked to leave with no refund if this policy is violated.
8. **ABSOLUTELY NO PETS ALLOWED IN LODGE.** If a pet is found at or in the lodge you will be subject to a cleaning fee (deflea and/or clean furniture) of no less than \$150.00, cost of any repairs due to damage by pet, and expulsion from lodge.
9. **THE LODGE IS A SMOKE-FREE ENVIRONMENT.** You will be responsible for an expense charge of no less than \$150.00 to deodorize, cost of any repairs due to damage to interior and/or exterior of lodge due to damage from smoking, and expulsion from lodge.
10. **ABSOLUTELY NO FIREWORKS OR PARTIES.** We reserve the right to terminate any rental for loud, boisterous, or dangerous behavior or violation of posted rules and policies.
11. **MAINTENANCE:** Every effort is made to keep the property and its contents in good working order. Please notify us immediately of any need of repair.
12. **Please keep all gas and/or gas containers away from the lodge.**
13. **LODGE FURNITURE:** Do not remove any furniture from the inside of the lodge. Porch furniture is to remain on the porch.
14. **Lodge Bunks: No child 6 & under shall sleep on top bunk.**
15. **Weather Policy:** No refunds, credits, or changes due to weather.
16. **We do not provide daily maid service.**

My signature below indicates that I have read the entire document, understand it completely, and agree to be bound to its terms.

X

| | |
|--|-----------------------------|
| _____ Signature of Registering Tenant: | _____ Date signed |
| _____ Name (Please Print): | _____ Email |
| _____ Phone | _____ Address |
| _____ Print names of additional guests | _____ |
| _____ | _____ |
| _____ | _____ |

For questions concerning this agreement or availability call: 330-448-0375
If there is anything you need, please don't hesitate to ask. If you have any problems let us know.

Thank you and enjoy your stay with us at Shamrock Woods Lodge.