



Christ S. Stoltzfus
225A N King St
Denver, PA 17517

Reservation
Date(s): _____

Rental Agreement

This agreement is made between the Christ S. Stoltzfus (**Owner**) and _____
_____ hereinafter known as the **Responsible Party**.

The Spur of the Moment Hideout (**Hideout**) is located in Todd, PA. This home is privately owned by Christ S. Stoltzfus (**Owner**) and located in a mountainous area. The Hideout will sleep 15 people, including adults and children, (**Guests**) comfortably. For those Guests that want to bring horses, we provide covered shelter for 5 horses and total accommodation of no more than 10 horses weather permitting. Owner assumes no responsibility for illness or injury that may occur to Guests, or horses while on the premises. Guests agree to provide proof of current Coggins testing and Rhino Flu Shots for each horse brought onto the premises. Reservations will be accepted, and confirmed, but this information is to be submitted before access is granted for your visit.

Please do not plan large parties that exceed the maximum number of 15 people allowed in the home, or the maximum number of 10 horses permitted. If you are planning a family gathering with a large group, please let us know in advance as we will try to help find local accommodations for the rest of your party. We offer flexible check-in and check-out times as long as there are no guests expected before or after your visit. This is not guaranteed and is subject to change at any time prior to your visit. Larger gatherings will be allowed on a case by case basis as can be accommodated by the property. Guests will be required to reserve the entire property, rent portable toilets as needed, and pay an additional \$500.00 event fee. All food service shall be the responsibility of the Guest and must be catered as no on sight services are available. Guests shall be responsible for all trash removal and rental of portable toilets.

We accept credit card, money order, or personal check payments. However, a valid, major credit card will be required on file for all reservations, and any personal check returned for insufficient funds will be charged a returned check fee as charged by Owner's financial institution. A cleaning fee will be charged for all reservations. We hold the Responsible Party on the Rental Agreement (Agreement) responsible for any payments, damages, theft, and all other responsibilities of the Agreement. By making a reservation, you automatically agree with our Terms and Conditions. Once you make a reservation 1/2 the total invoice is due immediately, and a signed copy of this Agreement is due within 10 days, at which time your reservation will be confirmed. The balance is due 30 days before your scheduled visit. Owner will contact the Responsible Party to confirm the credit card on file remains the major credit card to be used for the balance due. The credit card on file will be charged for the balance when it becomes due and you will be contacted by e-mail the next business day after your charge has been funded to confirm that the required payment has been processed and a copy of your receipt will be attached. If you are reserving the property within 45 days of your desired arrival date, the total balance will be required using your credit card and a signed copy of this Agreement returned before a reservation will be confirmed. Directions to the Hideout, and the necessary combinations, will be emailed to you prior to your arrival.

The Owner reserves the right to cancel any reservation made under false pretenses, for groups exceeding the occupancy of the home, other legal reasons, or as deemed necessary by the Owner.

The cancellation policy will be as follows:

- 7 days or less - Full forfeiture of funds
- 8-31 days Equivalent to 1 night charge for weekend reservations.
 Equivalent to 3 nights charge for week reservations

32 day + - Full refund less \$75.00 processing fee.

Additional charges will be assessed to Guests unless the following provisions are met:

- * No damage has been done to the home, its systems, or its contents.
- * Excessive use of utilities has not occurred, i.e. electric, oil, propane.
- * All debris, rubbish and discards is placed in the dumpster provided on the property.
- * All dishes have been washed and returned to their appropriate locations.
- * Keys are left in the lock box, the home and barn are secured, and all lights inside and out are turned off.
- * No linens, pillows, or towels are lost or damaged.
- * We do not allow pets. Evidence of pets in the home will result in an automatic \$400.00 carpet cleaning fee charged to the responsible party's credit card on file.

Household supplies such as dishwashing powder, liquid soap, bath tissue, paper towels, garbage bags, etc. are supplied. Guests must supply their own personal items. Please report all maintenance or housekeeping issues promptly. If you are a late arrival, please notify us the following morning.

The fireplace is a vented propane gas log inserted into the firebox. Please do not throw any paper or other combustible materials in the fireplace. The fireplace is turned off from April 1 through October 31 and will not be operational during this time of the year. As was said before, the Hideout is located in a mountainous area and no refunds will be given due to weather conditions. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we do not refund due to road conditions. We recommend 4 wheel drive vehicles during the winter months.

The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than bath tissue. No feminine products of any kind shall be flushed at anytime. If it is found that these products have been flushed and clogs the septic system, you will be charged for the repair. Please report any damage or breakage upon occurrence so the matter can be settled prior to your departure. Inspection crews carefully check the property and you will be held responsible for damages/missing items discovered.

FIREARMS ARE STRICTLY FORBIDDEN ON THE PROPERTY. ANY DISCHARGE OF FIREARMS WILL LEAD TO IMMEDIATE EVICTION FROM THE PROPERTY WITH NO REFUND DUE TO GUESTS.

By signing below you agree to all terms and conditions of the Agreement, and also give Owner permission to charge your credit card for any amounts due and owing to Owner.

X _____
Signature of Responsible Party

Date _____

Printed Name of Responsible Party

Address _____

Phone _____

X _____
Christ S. Stoltzfus and/or his assigns