

This document is provided for your information ONLY.
Contract is subject to change prior to the signing of your individual contract agreement.

CONTRACT SUMMARY

FAMILY FIRST CABINS 12483 E. Devil's Den Road Winslow, AR 72959

{guest name}

[phone]

[email]

RESERVATION DATES:

Rate: begins @ \$100 per night x (number of nights) \$	
Deposit: refundable within 3 weeks of stay if no damage	\$ 100
Cleaning Fee:	\$ 50
Pet Fee: must be pre-approved	\$ 35

Total Due: \$

**NOTE: Deposit and cleaning fee required with signed contract
To secure reservation**

Payment Summary

#1: Deposit + Cleaning fee with signed contract:	\$150
#2: Balance due prior to checking in	\$

RENTAL AGREEMENT SIGNATURES

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by signatures below.
Guest signature confirms guest has read and agrees to the contract, agreement and rental rules attached.

Homeowner:

Name: Connie Richardson

Date:

Phone # (during stay):
#479-345-0536

Guest:

Name: _____

Date: _____

Phone # (during stay):

Booking Confirmation

Dear _____,

Thank you for choosing our cabin for your stay in Arkansas. We hope that you have a wonderful stay.

The property is located in Winslow, Arkansas and you will be staying in:

_____ CABIN
12483 Devil's Den Road
Winslow, AR 72959
#479-345-0536 or #479-345-0015

Your confirmation is as follows:

Check-in date: _____ after 3pm EST (No early check-ins without approval)

Check-out date: _____ by noon EST

Number of adults: ____

Number of children: ____

Your deposit of \$150 is due to secure reservation.

\$100 of the deposit will be returned within 3 weeks after check out if there are not any damages to the cabin and it's surrounding property.

Rental rate and fees are as follows:

\$ ____ per night x ____ nights = \$
Security Deposit = \$ 100
Cleaning fee = \$ 50
Pet Cleaning Fee: pre-approval requires = \$ 35

Total Due: = \$

PAYMENT OPTIONS:

- Venmo or Zelle is preferred
- Cash or Check
- Paypal with credit card = additional fee of 3.0% of total due.

Payment is required to secure the reservation.

Full refund of fees and deposit if cancellation is made more than 2 weeks prior to reservation date

Refund of rental fees only if cancelled up to 1 week prior to reservation

0% refund if cancelled less than 1 week prior to reservation

Deposit & cleaning fee is forfeited for cancellations made less than 2 weeks prior to reservation

No refunds will be given if guest chooses to shorten their time of stay as stated in the rental agreement.

Please sign and return the first page (summary page) of this rental agreement to secure reservation. Check-in information will be sent to you about 1 week prior to your arrival.

Thank you and we look forward to meeting you!

Connie Richardson
Family First Cabins

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “Owner”) is made by and between Connie Richardson (“*Homeowner*”) and _____ (“*Guest*”) as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:
12483 Devil’s Den Road
Winslow, AR 72959

The property is furnished and includes:

- Living room furniture: 1 couch, 1 chair, 1 large rug, cubical shelf, TV, various games, DVDs and/or sports items.
- TV tray tables
- Bathroom: bath towels, hand towels, wash cloths, cleaning supplies
- Bedroom: Queen bed, dresser, 1 night stand, 1 lamp, 2 sets of sheets and pillow cases, pillows
- Loft: Queen bed, night stand(s), lamps, chair or chaise lounge
- Kitchen: dishes, pans, baking sheet, dish towels, dish cloths, cleaning supplies, garbage bags, and some basic baking supplies.
- Vacuum, Mop, broom, cleaning tools and supplies
- Silk plants/trees and wall décor
- Picnic table and park type BBQ grill outside on the patio – bring your own charcoal
- Porch: wooden, double rocker

2. Rental Party: The rental party shall consist of Guest and the following persons:

3. Maximum Occupancy: There are beds for 4 people and the maximum number of guests is limited to 6 persons. You may bring air mattresses for the additional 2 guests. An additional charge of \$10 per person per night for guests in addition to 6 will be assessed. Tents could be used outside on the grass – you would need to bring your own tents and cots.

4. Term of the Lease. The lease begins at 3p.m. on _____ and ends at 12 noon on _____.

5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for **less than 3 days**, Guest will be charged at a **\$120 per night rate**.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.
7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
8. Deposit Policies: Your deposit of \$150 is due to secure reservation.
\$100 of the deposit will be returned within 3 weeks after check-out if there are not any damages to the cabin and its surrounding property.
- a. Deposit of \$150 is due to secure the reservation.
 - b. Full payment is required prior to checking in.
 - c. Refund Parameters:
 - i. Full refund of fees and deposit if cancellation is made more than 2 weeks prior to reservation date
 - ii. Refund of rental fees only cancelled up to 1 week prior to reservation
 - iii. 0% refund if cancelled less than 1 week prior to reservation
 - iv. Deposit & cleaning fee is forfeited for cancellations made less than 2 weeks prior to reservation
 - v. No refunds will be given if guest chooses to shorten their time of stay as stated in the rental agreement.
 - d. Deposit will be withheld to cover damages that might include:
 - i. damage to the property, linens, dishes, appliances or furnishings
 - ii. missing furnishings or moving of large furniture
 - iii. dirt or other mess requiring excessive cleaning
 - iv. pet onsite without paying pet fee and/or informing owner
 - v. any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

9. Cancellation Policy: If guest wishes to cancel his/her reservation, payment refunds are as follows:
- Full refund of fees and deposit if cancellation is made more than 2 weeks prior to reservation date
 - Refund of rental fees only if cancelled up to 1 week prior to reservation
 - 0% refund if cancelled less than 1 week prior to reservation
 - Deposit & cleaning fee is forfeited for cancellations made less than 2 weeks prior to reservation
 - No refunds will be given if guest chooses to shorten their time of stay as stated in the rental agreement.
10. Insurance: We encourage all renters to purchase traveler insurance.
11. Payment: Acceptable payment methods are:
1. Venmo or Zelle - **preferred**

2. Cash, Personal check or Cashier's check
3. Paypal -- will be charged the additional 3% paypal processing fee.

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed inside or outside the home.
2. People other than those in the Guest party set forth above may not stay overnight in/on the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors. Considerate quiet hours are from 10:00p.m. – 8:00a.m.
4. All of the cabins are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. Keep the property and all furnishings in good order. Please report any accidental damage immediately. Guests are still responsible for accidental damage.
6. Only use appliances for their intended uses
7. Pets are NOT allowed. PETS needed in special circumstances are permitted only with prior approval. The ***Pet Addendum*** and an additional \$50 pet deposit must be completed provided. Pet Deposit will not be refunded. If there is damage found from the visiting pet, the guest/pet owner is expected to pay. This policy is made on good faith in good pet owners. Please to not abuse this policy and cause future restrictions for future guests.
8. Parking: Parking is limited to 2 vehicles. Vehicles are to be parked in the driveway of the cabin or the overflow parking area only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Do not block roadways to other cabins.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. The house is stocked with cleaning supplies and we ask that you keep the home clean and well maintained during your stay. If you would like a weekly cleaning service, that may be provided for an additional \$50 per week fee. We do not permit towels or linens to be taken from the units.
10. Garbage: Garbage must be disposed of in garbage bags that are tied closed and placed inside the garbage can at the top of the entrance road. The lid of the garbage can must be completely shut down OR local animals will make a mess. Loose garbage will NOT be picked up by the garbage company – whether inside or outside of the garbage can. If the cans are full, please notify owner. Garbage is collected on Tuesday mornings.

11. The property is on county water and septic systems. The water from the tap is drinkable. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products or flushable wipes should be flushed at anytime. Disposal bags are provided under the sink. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$200. The reality is that a guest abusing these rules will not be found out BUT future guests will suffer from your choice. Please follow these guidelines.

12. Storms: No refunds will be given for bad weather or storms. In the winter months, travel can be effected by winter storms or in spring and summer by thunderstorms. We do not refund due to road and weather conditions. If possible, we will work to accommodate adjustments to your stay if the rental home is not already reserved for another guest.