



The home is located at _____ Phone _____

1. CHECK-IN TIME IS AFTER 4 P.M. AND CHECK OUT IS 11 A.M. NO Early Check-ins.
2. This is a NON SMOKING property. Violation of this No-smoking policy will result in the forfeiture of the Damage Deposit.
3. Pets are permitted in rental homes only with prior approval. \$50 per pet fee applies. Pets must be leashed at all times. Pet owners are responsible for clean-up of any pet refuse. Pets are not allowed on furniture. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. All items above are the sole responsibility of the pet owner. Bennett-SFS, LLC dba Bennett Resort Homes assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. RESERVATION/DAMAGE DEPOSIT- A reservation deposit of \$629 is required to secure reservation. The reservation deposit automatically converts to a damage deposit (\$500) and a **non refundable** "per stay" cleaning fee (\$129) upon arrival. The damage deposit is NOT applied toward rent; however, is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to the home or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers in your assigned garage, and soiled dishes are rinsed and placed in the dishwasher.
 - d. All keys are left in the lock box and home is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No accessories, utensils or linens are lost or damaged.
 - g. NO Early check-in or late check out.
5. PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments in the form of checks, debit or credit payable to Bennett-SFS, LLC. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.
6. CANCELLATIONS: A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes that result in a shortened stay, or that are made within 60 days of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent or deposit.
7. MAXIMUM OCCUPANCY- The maximum number of guests per cabin is limited to six (6) persons. An additional charge of \$10.00 per person per night for guests in addition to six (6) will be assessed.
8. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY; Three (3) nights during peak and

holiday seasons During the peak and holiday season, if a rental is taken for less than three days, the guest will be charged the three-night rate.

9. INCLUSIVE FEES – Rates include a one-time linen-towel setup.

10. NO DAILY MAID SERVICE – While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the cabin.

11. RATE CHANGES – Rates subject to change without notice.

12. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

14. PARKING – Parking is limited to two (2) standard vehicles. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

15. STORM POLICY/ROAD CONDITIONS: No refunds will be given for storms or road closures. Gravel drives are well maintained, however we do not refund due to road conditions.

I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above.

By Signing Below, I agree to all terms and conditions of this agreement.

X _____ Date _____
