

Cedar Woods Camp

Guest Rental Agreement

1. RESERVATIONS: All reservations required a 50% deposit of weekly rental rate to reserve. Balance is due 45 days before arrival. A \$50.00 non-refundable reservation fee is applicable to all reservations. Reservations made within 45 days of arrival will require payment in full at the time reservation is made. The reservation is confirmed with paid deposit and signed, returned Guest Rental Agreement. Any reservation that is not confirmed as described above will be automatically cancelled. Guests must be at least 25 years of age to make a reservation.
2. PAYMENTS: Payments may be made by personal check, credit card, cashier's check or money order. Checks may be made out to Snow Pond Farm. A \$30.00 handling fee will be charged for all returned checks.
3. CANCELLATION: Guest may cancel a reservation at any time by notifying Snow Pond Farm in writing. If Guest cancels a reservation 45 days or more prior to check-in date, Guest will receive a full refund, less a 100.00 cancellation fee and the \$50.00 non-refundable reservation fee. If Guest cancels a reservation less than 45 days from arrival date, Guest will forfeit all monies paid (unless Unit is re-rented), in which case, Guest will receive a full refund less a \$200.00 cancellation fee and the \$50.00 non-refundable reservation fee.
4. SECURITY DEPOSIT: of \$250.00 will be held to cover any damages, intentional and unintentional, theft, additional cleaning or pet damage. Any charge over \$250.00 will be charged to the guest's credit card.

5. **RESTRICTIONS:** Cedar Woods Camp is non-smoking. Guests agree to observe the following restrictions; failure to do so is grounds for immediate termination of the Guest Rental Agreement without refund. The number of occupants to a property is limited six, with the exception of an infant requiring a crib. No high school, college or civic groups, chaperoned or not, are permitted. No loud parties are allowed and smoking is not permitted inside buildings. No campers or RV's are allowed on any property. Quiet hours are observed before 8 am and after 10 pm.
6. **CHECK-IN TIME:** Saturday. Check-in time is 2:00 p.m.-5:00 p.m. Late arrivals need to be set up in advance. Upon arrival, Guest should inspect property for cleanliness and damage and report any problems to Snow Pond Farm (603) 883-7582 by 8:00 a.m. the next day.
7. **CHECK-OUT TIME:** Saturday, 10:00 a.m. promptly, so the cleaning crew can ready the property for the next renter.
8. **MAINTENANCE ISSUES:** Guest will contact Snow Pond Farm immediately if a maintenance problem develops at (603) 883-7582. No refunds will be made for appliance or heating failure.
9. **LONG DISTANCE PHONE CALLS:** Guest will bill long distance calls to Guest's calling card or credit card. Snow Pond Farm will charge Guest's credit card for the cost of any calls billed directly to the property as well as a \$10.00 service charge.
10. **UNIT CHANGES:** Should the reserved property become unavailable for any reason, Snow Pond Farm's liability in this instance is limited to a full refund of all monies paid by Guest.

13. PETS. No Pets
14. TERMINATION OF RENTAL: Snow Pond Farm reserves the right to refuse or discontinue tenancy if in its opinion the Guest is detrimental to the property. Any violation of the above mention policies will result in immediate eviction with loss of entire rental amount.
14. CREDIT CARD: Guest will provide his/her credit card number as a guarantee and for the purposes described above. Guest expressly accepts the terms of this Rental Agreement and understands that Guest's credit card may be charged in compliance with the terms of this agreement. Guest further agrees that credit card charges that comply with the terms of this agreement are final.
15. INDEMNITY: The Guest agrees to indemnify and save Owner, Snow Pond Farm and its employees, free and harmless for any liability, loss or damage, whatsoever, arising from, related to, or in connection with rental of the premises. This includes, but is not limited to any claim or liability for personal injury or damage or loss of property, which is made, incurred or sustained, by Guest or Guest of Guest, or any occupant's of the premises. If Guest brings their own boat, canoe, kayak, or recreational vehicle, Snow Pond Farm is not liable for any injuries, damage or theft.
16. CHOICE OF LAW: This agreement shall be governed by and construed in accordance with the laws of the State of Maine. If any term of this agreement is prohibited or unenforceable, it shall be ineffective as to that term only, with the remainder of the agreement unaffected and in force. Guest and Snow Pond Farm agree to a good faith mediation over any action arising from this agreement prior to the filing of a lawsuit. Such mediation will take place in Maine, before a licensed mediator.

17. AGREEMENT: Guest certifies that he/she has read and agrees to the terms of this agreement and by signing below is authorizing any outstanding charges remaining after departure to be charged to the credit card on the reservation.

Guest Signature _____

Date _____

Print Name _____

Max. Occupancy: _____

Address of Property _318 Hosta Lane North _____

_____ Sidney, ME 04330 _____

Arrival Date _____

Departure Date _____

*Credit Card Number _____

Expiration Date _____

• Visa

• Master Card