

Majestic Cabins Inc.

dba
Majestic Vacation Homes

Deer Ridge Lodge

Information and Rental Agreement Please Email or Mail Rental Agreement To: 60027
Siverly Creek Road McArthur, Oh. 45651
Office: (866)566-1900 (740)596-1900 Cell: (740)974-2889 Fax: (740) 596-1554

Email: majesticvacationhomes@hughes.net

Website: majesticvacationhomes.com

BOOKING DATE: _____ Event/purpose _____ TOT. #of
Visitors _____

Renter Information:

CHECK IN 4:00pm - 6:00pm CHECK OUT 11:00 am Special arrangements must be made for
alternative arrival times

Name: _____ (Renter)

Address _____

City _____ State _____ Zip _____ Email _____
Address _____ Home Phone Number(_____
) _____ Cell() _____ Work(_____
) _____ Date of Birth _____ Drivers _____
Lic# _____ CHECK IN DATE _____ CHECK OUT
DATE _____

Number Of Guest 3 and Older _____ Number Of Extra Guest(s) _____

Card# _____ Exp Date _____
CV# _____

Additional Card# _____ Exp Date _____
CV# _____

Premises Rented: DEER RIDGE LODGE Address: 15710 Union Rd. Lauerlville, Oh. 43135

OFFICE USE:

Base Rate Per Night _____ Number Of Nights _____

Rental Charge\$ _____ Discount\$ _____ Extra Guest Charge\$ _____ Pet Fee (Pre
Approved Service Dogs Only) \$ _____

Pre Tax\$ _____ Sales Tax 6% _____ Tot. Rental Charges\$ _____ 50%
Deposit\$ _____ Bal. Due 21 days prior()\$ _____

Tot Rental Charges\$ _____ Tot Received\$ _____

Balance Due\$ _____

Vacation Rental Lease Agreement

This agreement constitutes a contract between the guest(s) and Majestic Cabins Inc., (MC, Inc.) dba Majestic Vacation Homes/Deer Ridge Lodge acting as Agent.

Please read this Vacation Rental Lease Agreement thoroughly. Any money received by MC, Inc. for occupancy of vacation property indicates the acceptance of the terms and conditions of this Vacation Rental Lease Agreement. It is the responsibility of the Guest(s)/Renter(s) to be familiar with all policies within this agreement. This rental agreement is entered into by and between renter, hereinafter referred to as "Guest" or "Renter(s)", and Majestic Cabins, Inc. (MC, Inc.) hereinafter referred to as "Agent"

1. Reservation Requirements- Reservations are not considered "guaranteed" until a signed rental lease agreement is completed and payment of 50-100% of the total rental fee including tax. Reservations booked 21 days or less prior to arrival date will require payment in full on reservation date. Reservations require 50% payment of rental fees to secure reservation. The balance is due 21 days prior to arrival date to secure the rental property. Majestic Cabins will automatically charge the credit card on file if no other arrangements are made by guest prior to the 21 days before arrival date. If payment in full is not received by Majestic Cabins 21 days or more prior to guest arrival, reservation may be subject to cancellation without refund. Thanks!

2. After checkout a property inspection will be completed, usually we'll contact you within 7 days of checkout. You will be notified immediately if inspection results in Security deposit forfeiture, partial or complete. Thanks for taking good care of the Lodge.

3. Accepted Forms of Payment- MasterCard, Visa, Diners Card, Traveler's Checks, cash or personal checks.

4. Age Requirements- Renters must be 25 years or older to rent Lodge and 21 years or older to rent cabins. Persons of the rental age or older are not permitted to make reservations on behalf of younger guests in order to reserve the Lodge or Cabins. Any reservations made under false pretense will result in loss of advance payments and removal from property. Renter must be present at the Lodge or Cabins for the reserved dates. Thank you!

5. Confirmation of reservation(s)- Confirmation of the reservation will be emailed, faxed, or mailed to Guest(s) upon receipt of the reservation advance payment. Please read the confirmation for accuracy of dates, mailing address, number of guests and accommodations. Any errors must be directed to the reservation department immediately.

6. Cancellations- Fee is \$200.00 plus 3% for credit card charges (NO EXCEPTIONS) If Cancelled within 60 Days of arrival, 25% of total Booking price will be Forfeited. No refunds on any Cancellations within 45 days of arrival. (If we are able to rebook the lodge we will return your forfeiture, cancellation fee still stands) Thanks for understanding!

7. Refund Policy- Agent(s) cannot guarantee against power outages, mechanical failure of HVAC, Hot Tub, TVs, Satellite Receivers, DVR, Stereo, other electronics or appliances. Please report any inoperative equipment to our office immediately. Agent will make every reasonable effort to have repairs done quickly and efficiently. No refunds or rent reductions will be made due to failure of electronics or appliances. Sorry No refunds for early departures (less days than reserved) - No refunds will be given for delayed arrival - No refunds for reducing the number of nights. Thanks!

8. Acts of God - Neither Owner nor Agent shall be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, or inclement weather. Sorry No Refunds are issued in these circumstances. You may reschedule according to availability. Thanks for understanding!

9. Use of Lodge - The Facility and grounds are only to be used for stated purpose(s). We do not rent our Lodge for house parties, after - prom parties, college formal parties, bachelor/bachelorette and fraternity or sorority parties. Violations result in eviction /No Refunds.

Deer Ridge Lodge expects all visitors to respect the policies established, so we can meet the expectations of our guest. We hope to provide the best possible experience for all of our guest, and that your time at Deer Ridge Lodge is filled with treasured memories.

10. Maximum Occupancy - At all times limit the number of Guest and Visitors to the reservation agreement numbers. Guest and visitors must be pre-approved by Agent in advance. The maximum occupancy of (28) guest can stay, unless prior written permission is granted. Unauthorized visitors without permission, will be charged Double the normal guest rate. You may be asked to leave without refund if you exceed the maximum occupancy. No refunds will be made in the event a person(s) is required to vacate the property, due to disruptive conduct, or failure to follow our rental agreement or policies. Absolutely No House Parties Allowed!!! Thanks!

11. No Pets - Service dogs may be permitted with prior written permission received and a possible \$70.00 additional pet fee. Unauthorized pets will result in a \$500.00 additional charge. Thanks for your understanding and cooperation.

12. No Smoking - Absolutely No Smoking in buildings, if smoking is detected in buildings it will result in a \$500.00 additional charge. You may smoke outside of buildings. Smoking areas are established for your convenience and proper disposal of smoking products will be provided. Thank you for your understanding and cooperation.

13. Excessive Cleaning - An excessive cleaning fee of up to \$500.00 or more may be charged if necessary. (Excessive cleaning may include but not limited to, carpet cleaning, trash/cigarette butts on property grounds, fumigation, excessive cleaning of appliances, professional cleaning being required, etc.)Please try to leave it the way you found it. Thank you!

14. Damages/Cleaning fees - Damages to the structure, fixtures, furnishings or property theft during stay, will result in repair or replacement cost charged to renter. Please notify an Agent if there are damages to the Lodge or Cabin after check-in. Security deposit or card(s) on file may be used to cover any damages during your stay. You would be provided an itemized list of damages and repair cost, prior to charging for reimbursement. Renter or other credit card holder assumes all financial responsibility for any/all damages. Additional cleaning fees may be charged if excessive cleaning is required following checkout. Thanks!

15. Firearms- Hunting-Fireworks- ATV's - Absolutely No shooting weapons or hunting. Including paint ball, pellet and BB guns, they are not allowed to be used on property. Only permit holders are eligible to have a firearm in their possession while on property. ATV's must stay on a trailer, and fireworks are not allowed to be used on property. Thanks!

16. Stereo/Band/DJ - Band and DJ are permitted with prior written consent of Owner or its agent. All outdoor music, band, or DJ cannot be audible beyond Lodge property or turned off/shut down by 10:00 pm. At all times outdoor music should be played at a reasonable noise level. Although the Lodge and Cabins are located on secluded acreage they still have property owners/Neighbors in the area, so please Be respectful. No illegal activity is permitted on any of our properties. Owner or its Agent reserves the right to request that the noise level be reduced to an acceptable level in the discretion of Owner or its Agent. Thanks for your understanding!

17. Right to Privacy - We respect your right to privacy; however, Deer Ridge & Cabin owner or Agent shall have the right to access property, and may be on the premises at any time for the purpose of inspection, supervision of buildings and grounds, security, management, or other purposes. Thanks for your understanding!

18. PERSONAL RESPONSIBILITY / GUEST SAFETY- Renter is responsible for supervising all individuals at the Lodge or Cabin. WITH SPECIAL ATTENTION TO PROVIDE ADEQUATE PROTECTION FOR CHILDREN at all times. For Guest safety, Safety Rules are posted throughout property. Renters may utilize pond, hot tub, outdoor/indoor gaming, fire pit, and many more available alternatives, at their discretion. There is no medic or lifeguard on staff at any of the properties. Owner and its Agents are not responsible for injury, or personal property of Renter or Renters' Guest, at any property. Please report immediately any injury or property damages/theft during your time with us. CHILDREN MUST BE SUPERVISED AT ALL TIMES. Thank you!

19. **ALCOHOL - Beer Kegs are ARE NOT ALLOWED inside Lodge or Cabin. Under age consumption is not legal and is not permitted on properties. Thank you!**

20. **Outdoor Cookers - If you wish to bring additional grills, smokers or deep fryers, they must be used in the graveled parking area or in the grass. Thanks!**

21. **Furniture/Deck - Please do not rearrange furniture or accessories, and return all inside or outside furniture to original location. Inside furniture may not be taken outside. Please do not lean or climb on railing for safety reasons. Thanks!**

22. **Lost and Found - Agent nor property owner will be responsible for guest(s) personal property left behind or lost during stay. If we find any items left behind, arrangements can be made to ship items upon guest request. Items unclaimed will be held for a maximum of 14 days, than Agent reserves the right to dispose of or may elect to donate the item(s) to charity.**

23. **Fires and Candles - ONLY FIREWOOD may be burned in the fireplace. Please keep wood off of carpet and do not remove ashes from Wood burner. Outdoor fires must be in fire ring only, and please use only wood. Sorry we do not provide firewood, you may purchase bundles of wood at Lodge. Due to risk of fire, No Candles are allowed. Thanks!**

24. **Pond/Hot Tub - Using pond or Hot Tub if you're under the influence of Alcohol can be hazardous. There is no Medic or Lifeguard on staff at any of the properties. CHILDREN MUST BE SUPERVISED AT ALL TIMES. Please leave cover on Hot Tub when it's not being used. Thank you!**

25. **Credit Card Agreement - I am providing my credit card number as a guarantee of payment to Agent. I agree to pay all rent and charges to property rental. I accept all terms of the lease agreement and accept all liability for rent and charges related to property rental, as well as any damages beyond normal wear and tear during the term of my lease with Agent. I understand that these costs will be charged to my credit card. In absence of another payment arrangement , I authorize Agent to charge my credit card for payment of these items. Agent may use any funds received from me upon Agent's receipt of such funds. Thank you!**

26. **Violation of Agreement - If Guest(s) violates any of the conditions of this agreement , Agent may terminate this Agreement and enter premises. Upon notice of termination of this agreement, Guest(s) shall vacate the premises immediately and forfeit all rents. Thanks!**

27. **Check-In - CHECK-IN TIME IS 4:00 pm to 6:00 pm, It does take place at Deer Ridge Lodge located at 15710 Union Rd. Lauerlville, Oh. 43135. Lodge Land line is: (740)332-1810, Cell: (740)974-2889. Agent will use reasonable efforts to have the Lodge ready for Guest(s) occupancy at check-in time, but Agent cannot guarantee the exact time of occupancy.**

28. **Check-Out - CHECK-OUT TIME IS by 11:00 am - NO EXCEPTIONS! Check-out will take place at The Lodge. Check-out time is strictly enforced so that the Agent has adequate time to prepare the property for the next guest. Late check-outs will result in a \$100.00 fee for the 1st hour, plus \$200.00 for the 2nd hour, plus \$300,00 for the 3rd hour, and so on, if guests overstay without permission. Thanks for understanding!**

29. **Sub-Leased - Deer Ridge Lodge cannot be Sub-Leased by Renter(s) for any reason.**

30. **If you need to be reached during your stay the direct phone number for the Lodge is (740)332-1810 Cell phone service is available on most areas of The Lodge. DSL WIFI service is available.**

Thank you for choosing us, we hope your stay will add a valuable experience to your life, family, loved ones and friendships.

God Bless!

Your friends at Deer Ridge

Indemnification and Hold Harmless Agreement

The Renter(s)/Guest(s) agrees to indemnify and hold harmless Majestic Cabins inc. dba Deer Ridge Lodge, its Owners, Agent, and employees from against any and all liabilities, claims, theft, damage, demands, cost or expense whatsoever arising from or related to any

claim or litigation which may arise out of or in connection with Renter(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Renter(s).

The Renter(s) assumes the risk involved with the use of the Hot Tub, Swimming Pool, and any and all other related to rental facility during Renter(s) occupancy. Renter(s) assumes responsibility of all guest during the reservation time. The Renter(s) agrees to pay all cost and attorney fees incurred by Majestic Cabin inc. dba Deer Ridge Lodge, Owner(s) and representatives in defending any such claims or action brought against the Owner and representatives.

Agreement by Signature

Any changes to this agreement must be handwritten on the face of this Agreement and shall be initialed by all parties hereto.

Signature indicates the Renter(s)/Guest(s) agrees to all terms and conditions stated herein and acknowledges the rental to be paid to Majestic Cabins inc. dba Deer Ridge Lodge, and agrees to be responsible for payment in full.

(Print Name on Reservation) (Signature of Name on Reservation) (Date)

(Print Name of Cardholder)

_____ **(Print Other Name)**

(Print Name Other Cardholder)

(Cardholders Signature)

_____ **(Signature of Other Name on Reservation)**

(Signature of Other Cardholder)

(Date)

_____ **(Date)**

(Date)