

Homestead Farm Rental Contract

The following information will help you prepare for and plan your vacation. We ask that you take time to read all of the following policies and procedures before signing your rental agreement. Please INITIAL the bottom right corner of each page (where marked), and SIGN the final page of this rental contract before faxing or mailing it back to us.

You, the guest, are responsible for knowing and following these rules. We also suggest you bring a copy on your trip, as it may help answer many of the questions you might have before, during and even after your visit.

BY SIGNING, INITIALING AND PROVIDING PAYMENT FOR THIS RENTAL AGREEMENT, YOU ARE AGREEING THAT YOU WILL ABIDE BY THE POLICIES AND PROCEDURES LISTED

FORMS OF PAYMENT: We accept Visa and MasterCard. Personal checks require (2) weeks to clear.

RESERVATION AND CANCELLATION POLICIES AND PROCEDURES:

- All reservations require FULL payment at time of booking.
- Security/Damage Deposit of \$250 Required
- MAXIMUM OCCUPANCY IS 14 PEOPLE.

We do not rent to anyone under the age of 25. The person making the reservation must be one of the guests who will remain at the rental property throughout the agreed upon time. The signature on the rental agreement must be the same as the name on the credit card/check used for the reservation. The same credit card information will be secured by the Homestead Farm for payment of any damages that may occur to the property by the guest(s). By signing this form and by providing your credit card information, you confirm that you are over 25 years of age.

Please bring a Photo ID and the credit card the reservation was placed on when checking in.

Please return the signed rental agreement to our mailing address to Dolores Haas c/o The Homestead Farm, 710 Norton St. Wausau, WI 54401. After the signed rental agreement is received we will contact you with confirmation. We must receive this signed agreement form in order to complete and confirm your reservation. Your rental is NOT CONFIRMED until your credit card is charged or your check has cleared and you receive confirmation from us.

CONFIRMATION: Confirmation of the reservation will be sent via mail, fax or email (preferred) to the guest(s). Please read the confirmation for accuracy of dates, mailing address phone/email, contact information, credit card information and accommodation request. Any errors must be directed to The Homestead Farm within 2 days of receipt of confirmation.

SECURITY/DAMAGE DEPOSIT: We require a \$250 deposit that will be charged to your credit card when you pay for your reservation. This deposit is NOT applied toward the rental price, and will be credited back to your card within 10 days after your departure if there are no damages or items missing.

Check-In: Check in time is 3:00 PM. Guest(s) will have 1 hour to inspect the house and report any damage / broken objects in the house they feel they should not be liable for. After one hour, any damages in the house will be the full responsibility of the guest(s). Each house will be inspected after the guest(s) depart, and damages/lost items will be noted. You will be notified of a damaged/broken item that already exists in the cabin when you check-in if we are already aware of it.

Check-Out: Check –out time is 11:00 AM.

Late departures could result in your being charged for another day's stay, or a minimum additional payment of \$100. NO Refunds will be given for early departures (such as should you find it necessary to leave earlier than your reserved departure date), for any reason, including weather and/or road conditions.

CANCELLATIONS: Your reservation is a contract between you and The Homestead Farm that says we will hold this house and will not rent it out to anyone else for the time period you have reserved. Because of this, please keep in mind the following cancellation terms;

If you must cancel your reserved dates, you have the option of rescheduling your reservation within 6 months of your original reservation date, with only a \$25 dollar non-refundable administrative fee. Please contact us for available dates to reschedule.

If you cancel your reservation dates and DO NOT reschedule your stay within 6 months of your original reservation date, the following cancellation terms apply:

If you cancel at least 31 days prior to your arrival; you will be charged an administrative reservation fee of \$25. If you

cancel less than 30 days before you are due to arrive, you will be charged one night's fee. However, if you were booked for 4 or more nights and cancel less than 30 days prior, you will receive a 50% refund. There is a \$25.00 non-refundable administrative fee for any changes to your reservation.

"NO-SHOW" POLICY: A "no-show" is an automatic forfeiture of charges -- this is a contract between you (the guest) and The Homestead Farm. You will be charged for the full stay if the proper cancellation policies are not followed. If we have held a house for you, we have pledged that house and those dates to you. You will be charged for this reservation. We hope you enjoy your stay!

WHEN DEPARTING: Guests are required to leave the property in the same general condition it was when the guest(s) arrived. In order to help to keep the house cozy for the next renter, please adhere to the following rules upon departure:

- ** All dishes must be washed and put away. Dish soap, kitchen towels, etc. are provided in each house.
- ** Refrigerator should be left clean, free of all food, beverages and contents.
- ** Bag all trash and place it in the trashcans provided.
- ** Place wet towels, washcloths, bath mats and used bed linens in the bathtub.
- ** Turn off all lights and small appliances and set the heat at 50 degrees for winter months.
- ** Be sure all the doors and windows are locked upon your departure and leave the key on the kitchen counter. Failure to leave the key behind will result in a \$75 re-lock charge to your credit card/security deposit.
- ** Turn off water pump switch at top of basement stairs.

LINENS: A basic supply of linens is provided in each property. Bed linens and bath towels are not changed during your stay. In addition to, the startup set of bath soap, toilet tissue, paper towels and trash bags are not replenished during the rental. No housekeeping is provided during the guest(s) stay until the time of check-out.

PERSONAL ITEMS: USE OF ILLEGAL DRUGS OR POSSESSION OF ILLEGAL FIREARMS ARE PROHIBITED AT THE HOMESTEAD FARM. IF YOU ARE FOUND TO HAVE EITHER IN YOUR POSSESSION, YOU WILL BE ASKED TO LEAVE WITH NO MONIES REFUNDED.

DAMAGES: In general, most guests are very respectful of the property. However, there is always that one bad apple that causes us to have to enforce the following policies.

- *** If there is a need for any extra or excessive cleaning upon your departure, you will be charged a minimum of at least \$100.00 or more depending on the nature of the mess and/or damage.
- *** Any theft, vandalism or evidence of drug use will be photographed and reported to the police and possibly followed by litigation.
- *** Any house that is left unsecured by the guest, resulting in items being damaged or stolen, will be the responsibility of the registered guest. He/she will incur the cost of replacing any items which are damaged or stolen.
- *** Any guest that we are forced to evict will forfeit all monies paid and no credits will be issued.
- *** Please remember that a signed rental agreement is considered a legal and binding contract and therefore gives The Homestead Farm the right to collect payment for damages, missing items, and excessive cleaning that are made necessary by your stay.
- *** The house is not to be used for parties or gatherings that exceed the sleeping capacity (14 people) of the cabin. Full payment for all damages, missing items and extra cleaning are the responsibility of the guest and will be billed to the credit card of the guest who signs the rental agreement. Any additional person beyond the occupancy stated by the renter on the Guest Rental Agreement will result in a \$20 per night charge to your credit card.

INDEMNITY CLAUSE: The registered renter agrees to indemnify The Homestead Farm and its owners of any damages to the premises which result from the renter's occupancy (including furnishings and household items) and/or damages found upon arrival. The registered guest will be charged for any damages his/her group causes to the property. The Homestead Farm and its owners will not be held responsible for accidents or injury to guests or for loss of money or valuables of any kind whatsoever. The registered guest assumes full responsibility for any and all damages that his/her group causes, excessive cleaning charges for problems caused by his/her group, or for any items found to be missing after his/her group's visit, including linens and towels. By accepting this reservation, it is agreed that all guests of the registered renter are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

Date: _____ Name: _____
Address: _____
Phone: _____