

Vacation Rental Agreement

Overton's Landing Cabin

Sec 7A Lot 19 Treasure Lake Road Dubois, PA 15801

Tenant(s) Name: _____ DATE: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: Day: _____ Evening: _____

Cell: () _____ Email: _____

1. Rental Dates:

Arrival Date: _____ (after 3pm)

Departure Date: _____ (before 10:30am)

2. **Rental Rates** are seasonal. Please check the Rates page on www.overtonrentals.com/rates.html for details, or inquire at 412-213-0790, or 816-206-4155.

3. Number of Adults: _____ Number of Children: _____ *Maximum occupancy 10 people.*

4. **20% of rental rate is due at confirmation of reservation for weekly rentals. All weekend rentals must pay in full at time of reservation.** Balance Due, including taxes, security deposit and any and all fees for goods or services as shown, must be received **Sixty (60) days prior to arrival** and may be paid by personal check, money order, cashier's check or accepted credit card. **NO PERSONAL CHECKS OR COMPANY CHECKS WILL BE ACCEPTED WITHIN THE 30 DAY PERIOD PRIOR TO CHECK IN.** A \$25.00 handling fee will be charged for all returned checks. For reservations made less than 60 days from check in, all funds or TOTAL, as shown are immediately due. All reservations must be paid in full prior to check-in, and a vacation rental agreement must be signed prior to check-in.

5. **Security deposit** does not apply to the rental price. It will be deposited before your stay and then returned within 30 days after the departure date less any amount deducted for damage/cleaning.

6. **Linens and towels are provided AT AN ADDITIONAL COST; this is now an option as of Fall 2009.**

Furnishings include four queen (one is a pull-out queen sofa), one full futon, and one full/single bunk bed. There are four bedrooms, one on the main level, two upstairs, and one on the lower level.

7. **NO Cancellations** due to weather, road conditions, acts of God or anything beyond our control.

A \$100.00 fee will be charged on all cancellations. If we are not able to rent ALL the dates being cancelled we will retain all payments and deposits, enough to cover the days we were not able to re-rent.

8. The cabin is located in a very nice area. Excessive noise will not be tolerated, especially at night.

9. No Pets are allowed.

10. No smoking allowed in cabin, however there is a covered front-porch.

11. No more than 10 persons are allowed to stay in this cabin, unless agreed upon prior to rental.

12. **Check-in time is 3:00 PM or later. Check-out time is 10:30am.** Check-outs **after 10:30am** may be subject to a charge for an additional night's stay. We are usually flexible and will try our best to accommodate your requests, please let us know ahead of time your expected arrival and departure times.

13. **Whenever leaving:** We ask that you leave the cabin clean. Move all trash to outside trash cans, Turn off all running water, lights, stove/oven and pellet stove; turn down central heating upstairs and downstairs (Thermostat to 52 degrees); close and lock windows and doors.

14. We reserve the right to retain your rental monies and/or security deposit if any item on this policy is violated. Please be responsible and respectful.

15. Indemnity. The Tenant agrees to release and indemnify the Owner and against all liability, should anyone be injured upon the premises during the term of the lease, resulting from any cause whatsoever, except in the case of personal injury caused by the negligent act of the Owner.

16. Acknowledgement. Tenant acknowledges they have reviewed and understand the terms of this lease and agree to be bound thereby.

17. Owner is not responsible for weather or problems it may cause. ***I have carefully read and understand this entire agreement and am willing to comply with it entirely, and I will hold owners HARMLESS from ANY and ALL BODILY INJURY and/or PERSONAL PROPERTY DAMAGE INCURRED.***

18. The following people will occupy the premises: (Since Treasure Lake is a gated community, we need to have these names listed at the front security office so you will have access to the community during your stay):

19. Rental Costs Breakdown:

Item:	Cost:
Rental Rate	
Cleaning Fee	\$100.00
Linens and Towels Option	\$50.00
PA Sales Tax, 6%	
County Hotel Tax, 3%	
Security Deposit	\$200.00
Total Rental Price, including Refundable Security Deposit	
Down payment to reserve cabin (20% of rental rate for weekly rentals, full amount due for weekend rentals).	
Amount due Sixty (60) days prior to rental arrive date, security deposit will be refunded within thirty (30) days of rental, after inspecting the cabin for any damage.	

Tenant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

This document should be printed at your location, filled out, signed and faxed to 816-571-4236 (If paying deposit with a credit card through paypal), or mailed to Bryan Overton, 128 Shannon Drive Pittsburgh, PA 15237 along with a check for deposit to reserve the cabin. Make check payable to Bryan Overton. Email or call with any questions administrator@overtonrentals.com, 412-213-0790, or 816-206-4155. Thanks!

I will return a copy of this agreement signed by Overton's Landing once we receive this agreement with your deposit. Thanks... Bryan and Amy Overton, Proprietors...

THIS LEASE IS NOT VALID UNLESS SIGNED BY TENANT AND OWNER.