

RENTAL AGREEMENT

GreatRentalKeystone - Keystone Deluxe 4br 4ba Condo at River Run Village at The Gateway

Last Updated 04/23/2020

www.GreatRentalKeystone.com

Owner provides with a completed Rental Agreement and payments, an exclusive non-transferable hold and license for rights to use the GreatRentalKeystone property under the following Rental, Use, and Payment and Cancellation Terms for dates and people identified below in the Agreement.

Condo Use and Rental, Terms and Agreement:

1. Rates subject to change until reserved via first payment.
2. Payor must be present during stay.
3. All reservations add (i) Cleaning charge:\$229 (ii) Accidental Damage Waiver up to \$1500 (non-willful): \$89
4. Minimum Night Stay Reservation Requirements unless Waived or if a smaller "calendar hole" exists:
Christmas and New Year's weeks: 6nt minimum, Jan-Mid-Feb: 4 night minimum, Mid-Feb-Mar: 5 night minimum
Summer & Fall: 3 night minimum. Saturday arrivals preferable.
5. All children welcome, Adult Guests must be at least 26 years old.
6. Please add refundable \$500 breach/security/damage/extra cleaning deposit.
Note- extra cleaning charges (\$75/hr) will only be applicable and determined by our sole discretion, if it is determined to be beyond typical cleaning time by our cleaning service.
 - a. Any damaged, soiled or broken items Must be reported during visit to enable our attention.
7. Maximum 16 people allowed occupancy, combined occupying or persons visiting unit or using buildings facilities by guests.
8. NO Smoking, vaping, or Pets Allowed in condo building or unit.
9. Check-in 4pm, Check-out 10am. NOTE: Extra \$250 per hour without written, Owner-authorized exceptions
10. Non-written Owner-authorized violations on any terms above forfeits full deposit plus additional \$501 Service Charge.
11. If dispute arises, Owner may terminate Agreement at his discretion.
12. This Agreement establishes that Guest is NOT a tenant and NOT subject to the landlord / tenant rights.
13. Guests are liable for all losses and damages regardless of length of stay or deposit amount, and agree to settle disputes at Guy Schlacter's chosen court locale (anywhere in the USA), waiving their right of service.
14. All Person(s) making Payment, as well as All Who Sign the Agreement, must be present during overnight occupancy for each night of the whole reservation. Otherwise, eviction with no refund can occur at owner's sole discretion.

<https://www.GreatRentalKeystone.com>

Initialize _____ I acknowledge all of the above.

For Reservations, Availability or Additional Information:

Contact: Guy Schlacter

Phone: (847) 921-9543

Email: greatrental@GreatRentalKeystone.com

Payment and Cancellation Terms Agreement:

1. Deposit of 50% confirms reservation upon receipt.
2. Balance due 2 months prior to check-in.

Note: The Reservation shall be considered cancelled by both Guest and Owner for non-payment of balance by due date; AND Guest agrees to enter a cancellation request via their booking method / website used.

3. Cancellation charges prior to check-in:

<2 months sorry no deposits or payments refunded
>2 months 50% cancellation charge per cancelled night

4. Security/damage deposit refunded within 30 days of check-out.

5. **IMPORTANT:** We are a family owned vacation rental and cannot easily write off lost income from cancellations. As such, there is No Refund For Any Reason within 60 days of arrival.

Once reserved, the condo is taken off the calendar-availability for your dates and all respective inquiries turned away. Whether or not you are concerned about the possibility of cancellation or interruption for any unforeseen reason, whether planned or unplanned there will be no refund.

WE STRONGLY SUGGEST that You Take Responsibility for This Risk and PURCHASE Trip Travel & Interruption Insurance (with CFAR - Cancel For Any Reason) to cover ANY UNFORESEEN need for cancellation or interruption of your Trip. Make sure to check any exclusions and benefit details on the policy. We are not insurance agents nor licensed to sell or recommend any specific insurance policy. If electing not to purchase insurance, you are effectively self-insuring any cancellation or interruption without expecting any refund from us. Initialize: _____ I acknowledge all of the above.

- This Agreement supercedes and does not honor, recognize, or abide by any refund or cancellation issued, or policies by any third party that overrides our Cancellation Policy or any individual Clause or Policy in this Agreement. Only we can authorize and initiate a refund. If a third party institution including a listing service or website, credit card provider, or any other source, removes money from our account for any reason, including for extenuating circumstances, you remain responsible to pay in full within 1 week directly to us. You are liable for all court costs, credit card fees, arbitration costs, and attorney fees, if necessary, to enforce payment or collection through courts. Fraudulent chargebacks will incur \$10,000 treble damages. Additionally, any fraudulent chargeback attempts shall incur forfeiture of the refundable deposit as an additional administrative fee. Initialize: _____
- Owner is not responsible for cancellation, disruption or inconvenience of stay, and does not provide Any refunds for Any reason related to property. Some examples include: personal or societal emergency; weather; random normal-use or unpredicted mechanical failure; any act of god; health crisis, illness or death; local business availability; Governmental policy, order, regulation, closure or evacuation; and for any unmentioned reason there is no Force Majeure clause and thus no refund. However, all efforts will be made in good faith to rectify any such occurrences without owner incurring unreasonable additional expense, nor expectation of refund to the Guest.
Initialize: _____
- Some, but not all trip insurance companies are: InsureMyTrip.com, csatravelprotection.com, SkyMed.com, TravelGuard.com, or TravelProtect.com. Many insurance carriers can be found on the web searching "trip insurance." Initialize: _____ I acknowledge all of the above.

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6. Additional Payment or deposit refund cancellation AUTHORIZATION: I understand and consent to the use of the credit card, PayPal or any other Guest account provided without original signature on the charge slip, that this signed agreement or online version where the IP Address or account used for online booking of this rental will serve as an original, and that this Authorization cannot be revoked and will not terminate until 180 days after Agreement reservation dates and premises are vacated. Charges may include: unauthorized long distance telephone and TV or Online charges; damages beyond normal wear and tear; missing keys or other items discovered even after deposit was refunded by delayed information or deterministic discovery, or treble damages mentioned above. Charges may be deducted from any security deposit balance, or as new charges on Guest's account.

Initialize: _____ I acknowledge all of the above.

AGREEMENT INSTRUCTIONS (to help us prevent fraud):

1. Please PRINT, SCAN and EMAIL the following Rental Agreement 2 pages
 - a. Make sure to initialize (2x), and complete bottom section
2. Include a photo of your face while clearly showing your Driver License w/ name near ear.
3. Include a photo of your face while clearly showing the credit card used.
4. Include a photo of just your Driver License and Credit Card

Use License & Cancellation Agreement, Terms and Information:	
Reservation Dates:	Total Cost (include deposit) ==> \$
Name:	Total People:() adults:() children:()
Address:	Phone day:
	Phone eve:
	Email address:

I, as GUEST & PAYOR, AGREE to all above Condo Use License Terms, and all Agreement Payment & Cancellation Terms with OWNER, Guy Schlacter.

Signed: _____ Date: _____

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