



RENTAL RULES

ALL GUESTS MUST ABIDE BY THESE RULES.

SEASONS:

Peak season: May – September Off season: October – April

Rates: Rates are posted on the web site.

ARRIVAL:

Checkin time for all guests is 4pm or later and check out is 10am or earlier. During off season, checkin/departure times may vary due to availability. Prior approval is required.

DEPARTURE:

To avoid extra cleaning charges applied to your damage deposit, please make sure the checkout sheet is fully complied with.

RESERVATIONS AND PAYMENTS:

A deposit amount of \$250 is due within 7 days of making your reservation. The remaining 50% of your rent plus security deposit is due 60 days BEFORE your arrival date. There are no exceptions to this rule. If your balance is not received by the due date, we cannot guarantee your reservation. If you make your reservation within 14 days of your arrival date, we must receive full payment plus security deposit.

SECURITY DEPOSITS: In addition to rent, your balance will include a security deposit. We require a security deposit of \$250. Your security deposit will be refunded to you approximately 15 days after your departure provided there are no problems. It may be used to cover damages to the property, insufficient funds check, lost keys, disobeying pet/smoking rules and any other unusual charges resulting from your stay.

PETS: Pets are not permitted in rental units under any conditions. We love our pets, but due to our allergies and our other guest's possible reactions, we must ask that pets be kept outside. There is a small pen under the deck and the deck is gated, so you may enjoy their company outside. Any sign of pets inside the house will result in full forfeiture of your deposit.



SMOKING: This is a NON SMOKING unit. If you must smoke outside, please place butts in sand buckets provided on decks. Clean-up of butts from the yard or beach can result in charges against your returnable deposit. Evidence of smoking in house is grounds for forfeiture of deopsit. No butts in yard.

KEYS: You will be provided with a key upon receipt of payment.

CANCELLATION POLICY: Thirty days or more before arrival date – full refund.
Less than thirty days before arrival date – full refund only if we are able to rerent the lake house. Otherwise, deposit will be forfeited.

ACCOMODATIONS/OCCUPANCY: 4 bedrooms, 5 queen beds, 3 bath.

RENTAL POLICY: We are very serious about maintaining a family atmosphere for the quiet enjoyment of our guests and neighbors. We will rent to family groups and responsible adults over the age of 25 only. Any use of the property for purposes other than family vacations must be addressed at the time of reservation. We will not rent to prom groups, school graduation groups, fraternities or sororities, or youth groups with or without adult supervision. NonCompliance is grounds for immediate eviction without refund.

FIREWORKS: Fireworks are strictly forbidden.

SUPPLIES: We furnish sufficient linens and towels. Starter supplies of toilet tissue, soap and trash bags are left for your use. Be sure to bring an extra supply. Maid service is provided only upon departure. There is a gas/charcoal grill, dishwasher, and washer/dryer (please bring own laundry soap to replace what you use. Additional gas for the grill can be purchased (bottle exchange at the WalMart in town). Although we made every effort to anticipate most people's needs, WE MAY NOT HAVE ALL THE ITEMS YOU MAY BE ACCUSTOMED TO HAVING AT YOUR OWN HOME. PLEASE LEAVE ALL BATH TOWELS AT THE LAKEHOUSE. YOU ARE RESPONSIBLE FOR LAKE TOWELS.

TELEPHONE: There is no phone in the house. Cell phones work ok.



TELEVISION: NO ADDITIONAL MOVIE OR PREMIUM SERVICES ARE AUTHORIZED OR MAY BE PURCHASED. Movies may be viewed with the DVD player or VCR provided.

STEREO SYSTEM: A Stereo system with CD player is provided. Instructions for use are in the notebook in the lake house. DO NOT PLAY MUSIC LOUDLY OUTSIDE.

PARKING: 2-car garage, circle drive.

BOATS: Boats can be launched at the public launch area(s) within a few miles of the lake house. Please follow all Corp of Engineers regulations for tying the boat up in front of the lake house. We are not responsible for any damage to boats or other equipment.

LAKE ACCESS: This house is on the lake and a path leads down to the water. Please abide by all Corp of Engineers regulations. Do not remove any trees, limbs, bushes, etc from any areas. Please keep the area clean at all times. Please be careful in the water as hidden rocks are there which can be dangerous depending upon the water levels. Apriland, LLC and its' owners assume no liability for any injury or damage to persons and/or property.

OFF LIMITS: There is a closet in the guest room, and a cabinet in the kitchen that are locked and meant to stay locked. There is usually a boat and other items stored near the lake house that is our personal property and not for use of guests. Please make sure all guests respect our items and keep these areas locked and off limits.

REPAIRS: We make every effort to complete routine maintenance before your arrival. However, service related problems do occur. In the event they do, please notify us immediately and we will take care of the problem as soon as possible.

LIABILITY: Guest agrees to accept liability for any damages to the property (other than normal wear and tear) by Guest or Guest's family and/or guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit, Guest agrees to reimburse Owner for costs incurred to repair or replace damaged items.



SLEEPING CAPACITY/DISTURBANCES:

Guests and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following:

- 1) Occupancy exceeding limits set. Inquire at time of rental to limit.
- 2) Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age,
- 3) Causing damage to the premises rented or to any of the neighboring properties,
- 4) Any other act which interferes with neighbors' right to quiet enjoyment of their property.

HOLD HARMLESS: Apriland, LLC owners assume no liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will owners accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our control.

HARDWOOD & TILE FLOORS, DECK AND OUTSIDE AREAS: Guest hereby acknowledges that the property they have reserved includes stairs, path to the lake, tile floors and a deck. The undersigned is fully aware that these surfaces can be dangerous, and can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Guests should observe common safety rules by not running and exercising caution when using the deck or any other area of the property. Tile floors should not be used when wet or when contaminated with slippery substances. The rock steps and path to the lake can be slippery when wet and caution should be observed when using the path. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the property.

ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising thereof. In any action concerning the rights, duties or liabilities of the parties to this agreement, their



principals, agents, successor or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

The maximum number of people staying overnight at the house will be _____.
Your group will be arriving on _____ and departing on _____

The undersigned has read, fully understands and agrees to abide by the rental rules and guidelines.

(Signature) (Date)

Cell Phone # we can reach you on while you are at the lake: _____

