

**Huron Creek Acres
2825 Dodgeson Road
Alexander, New York 14005
Tel.: (585) 356-3739
Fax: (585) 547-9354**

Booking Confirmation:

Dear Guest,

Thank you for choosing Huron Creek Acres for your upcoming stay in Western New York. We hope that you have a pleasant stay.

The property is located at:

2825 Dodgeson Road
Alexander, New York 14005

Your confirmation is as follows:

Number of adults: ____

Number of children: ____

Your deposit of \$100.00 is due immediately.

Rental rate and fees are as follows:

\$200.00 per night x ____ nights = \$ ____

Sales Tax \$ ____

Less deposit \$(100.00)

TOTAL Due \$ ____

The total payment is due on or before _____.

Please sign and return the attached rental agreement. As soon as I have received your full payment, I will send you the instructions for entry into the property for your stay.

Thank you and we hope that you have a great stay!

Short Term Rental Agreement

This Short Term Rental Agreement (the "*Agreement*") is made by and between **Huron Creek Acres** ("*Homeowner*") and _____ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at: 2825 Dodgeson Road, Alexander, New York 14005

The property is furnished and includes, furnishings for 4 bedrooms (including full linen service), living room, dining room, washer and dryer. **NO CABLE OR WI-FI SERVICE IS PROVIDED.**

2. Rental Party: The rental party shall consist of Guest and the following persons: _____ . This Rental Agreement may not be assigned or sublet by the Guest to any other party. If Guest cannot stay at the Property on the dates booked, a refund will be given to Guest per the terms of paragraph 9 hereinafter.
3. Maximum Occupancy: The maximum number of guests is limited to 9 persons.
4. Term of the Lease. The lease begins on _____ (the "*Check-in Date*") and ends on _____ (the "*Checkout Date*").
5. Minimum Stay: There is no minimum stay however, Guests are charged \$200.00 per every 24 hours they are in the property.
6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property. Failure to abide by the Rental Rules (Exhibit A) may result in immediate termination of the rental.
7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.
8. Rental Rate and Fees
 - a. Deposit: A deposit of \$100.00 is due at least 30 days prior to the Check-In Date.

The deposit is for security and shall be refunded within 10 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

Note: That all damages to the Premises will be, and are authorized to be charged to Guest's credit card.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate. Payment in full of the following fees shall be due within 7 days of the Check-in Date:

\$200.00 per night x ____ nights =	\$ ____
Sales Tax	\$ ____
Less deposit	\$(100.00)
TOTAL Due	\$ ____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

50% if cancelled 30-15 days prior to the Check-in Date.

25% if cancelled 15-7 days prior to the Check-in Date.

10. Insurance: We encourage all renters to purchase traveler insurance. We are not in the insurance business and do not provide such coverage to our guests.

11. Payment: Acceptable payment is by **credit card only (Visa, Mastercard or Discover)**. The following credit card information is necessary:

Name on credit card: _____

Type: _____

Credit card billing address: _____

City: _____

State: _____

Zip Code: _____

Credit Card Number: _____

Exp date: _____

CVV (Security) Code: _____

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

The parties agree to the terms of this Short Term Rental Agreement, as evidence by the signatures set forth below.

Homeowner

Name (print) _____

Date: _____

Phone # (during stay):

(585) 356-3739

Guest:

Name (print): _____

Date: _____

Phone # (during stay):

License Plate Numbers of all registered guests: _____

Exhibit A

RENTAL RULES

1. The guest who is registering for use of the House must be at least 21 years of age.
2. Smoking is NOT allowed inside the house however, smoking is allowed outside on the front porch only, where ashtrays are located. Please dispose of cigarette and cigar butts in ashtrays.
3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest.
4. The House is privately owned; the owners are not responsible for any accident, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
5. No pets are allowed in the House or on the premises at any time.
6. Keep the property and all furnishings in good order
7. Only use appliances for their intended uses
8. Parking:
PARKING- Parking is limited to ____ vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.
9. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
10. Fireplace: The fireplace is an enclosed insert, vented natural gas fireplace. Please do not throw any paper or other combustible materials in the fireplace.
11. Water and Septic: The House is on a well and septic systems. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$1,000.00.
12. ATVS, Dirt Bikes, Motor Cross Bikes: No motorized vehicles, other than automobiles and trucks, of any kind are allowed on the premises. All motorized vehicles, including automobiles and trucks are prohibited from operating on the premises other than to be parked in designated areas. No operation shall occur on farm fields and wooded areas. ATVs may be used, with the permission of Homeowner, for the purposes of hunting on the premises, and must stay on the driveways.
13. Barns and Outbuildings: The barns and other outbuildings on the premises are not included in this rental as they are reserved for agricultural purposes only.
14. Parties, Bonfires, etc.: The guest shall have no parties or bonfires upon the premises.
15. Children: Children are the responsibility of Guest and parents at all times and shall be supervised accordingly.
16. Garbage, Trash, etc.: Garbage cans are provided for Guest use. Please separate glass, metal, and other recyclables into bins provided. No grease or cooking oils shall be dumped down the drains in the House and they shall be disposed of by placing them into the bin marked "other".

17. Trespassing: No Guest shall trespass onto any neighboring property at any time.
18. Door Locks: Entrance doors must be locked upon leaving the House. (Note: The 2 doors are locked by key pad and the code will be the last 4 digits of the credit card used for payment.)
19. Sleeping in Basement: Sleeping in the basement is prohibited.