

Hocking Lodging Company:

AT TRAILS END CABINS: Leasing Agreement/Booking Terms/Rules of space + Indemnification Waiver

BOOKING TERMS/RULES OF THE 'AT TRAILS END' CABINS: BUCKEYE LOFT, LIBERTY BELLE, & TRAILS END LODGE

By continuing with your reservation and making payment, you are electronically agreeing to the guidelines.

- 1) Must be a min of 21 years old to rent. Minors must be under adult supervision at all times. Trails End Lodge may require a \$500 security deposit check. This is due in check form and deposited 30 days prior to check in. This is refunded in full within 7 days of checkout provided everything has been left in good working order, leasing agreement has been followed, and check out instructions have been completed.
 - 2) Quiet hours are from 10pm-8am.
 - 3) Up to 2 dogs (under 40 lbs each) are permitted for additional charges. Must inform at booking. Evidence of unauthorized pets: \$300 fine. Clean up inside and out after your pet. Additional cleaning fees may be applied.
 - 4) BASE RATES: You MUST contact us to apply relevant charges for guest count totals. Evidence of unregistered guests results in possible termination of stay and additional charges. Base guest count listed below:
 - a) **BUCKEYE LOFT:** Base rates are for 2 guests. If you are traveling with more than 2 guests, we can accept up to 4 guests for additional \$25/person/night charges.
 - b) **LIBERTY BELLE:** Base rates are for 2 guests. If you are traveling with more than 2 guests, we can accept up to 4 guests for additional \$25/person/night charges.
 - c) **TRAILS END LODGE:** Base rates are for 4 guests. If you are traveling with more than 4 guests, we can accept up to 12 guests for additional \$25/person/night charges.
- FOR ADULT ONLY STAYS, all guests in attendance must be 21+ with proof of IDs.
- 5) No fireworks/firearms. No hunting/shooting. Evidence of such results in additional charges.
 - 6) No smoking/vaping indoors or on decking. Evidence of such results in additional charges. Guests are welcome to smoke around the gravel/fire pit area off site, but not anywhere on or near the decking/lodge. Clean up your waste.
 - 7) At the conclusion of your stay, trash must be removed from inside & outdoor bins and placed in the commercial dumpster at the entrance to the parking area. \$200 fine for any trash left behind.
 - 8) You are automatically fined \$300 for any bodily fluids that need to be cleaned. This includes vomit, urine, blood, etc. Additional costs may occur if damage/stains are not repairable.
 - 9) Parking area can sustain 2 vehicles each at BL + LB cabins. Trails End Lodge can fit 5 cars. Carpool where necessary. 4-wheel drive recommended in inclement weather. There are no refunds due to weather/driving conditions. Off-road vehicles, atvs, 4wheelers, etc., not permitted. Do not drive or park on grass at any time.
 - 10) No confetti, glitter, balloons, tape etc., associated w/ decorating. Excessive clean up charges (hourly rate) applies if housekeeping is required to clean decorations.
 - 11) Hot tubs: We will not issue any refunds for hot tub failures or for rare instances of inability to use during your stay. Our hot tubs are routinely changed/continuously sanitized. Hot tubs left excessively dirty are billed \$200 clean up. Damage to hot tub covers results in exact cost to replace. Glass is not permitted in/ around hot tub. Bring disposable cups/cans. Evidence of such results in add'l charges.
 - 13) Unit is inspected & maintained prior to your arrival. We do not issue refunds in the event of mechanical failures, power outages, absence/unexpected availability of usage of any items, hot tub issues, wifi connectivity, nor for any utility; cable, etc., problem.
 - 14) Please follow our final email for specific check out instructions at your time of departure. We also post check out directions in the cabins/lodge. Be respectful of times noted. If you delay w/ cleaning/maintenance crews waiting, you face \$200 fines/hour (\$50 for each 15 minute increment) as we are doing our best to prepare for our next guests in the short time provided.
 - 15) FORGET SOMETHING?: We will ship out to you for the cost to ship + \$10 ship fee.

INJURY/LOSS/ILLNESS (INDEMNIFICATION AND WAIVER):

The owners are not responsible for any accidents, events, injuries, or illness that occurs while on the premises or facilities. By accepting a 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 premises.

You hereby agree to indemnify, defend, and hold The Hocking Lodging Company, the property owner, and any affiliated party harmless from any and all claims, demands, costs, liabilities, losses, expenses and damages (including reasonable attorneys' fees, costs, and expert witnesses' fees) arising out your use of the property, or any use of the property by your guests.

DAMAGE BY GUESTS:

In the event of damages or extra cleaning requirements created by guests not covered above, additional charges may be applied to the credit card on file with our office.

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. Any action brought by either party against the other concerning the transactions contemplated by this Agreement shall be brought only in Hocking County, Ohio.

PLEASE FORWARD THIS AGREEMENT ONTO ANY MEMBERS OF YOUR PARTY FOR FULL UNDERSTANDING BY ALL GUESTS. FAILURE TO FOLLOW THESE POLICIES WILL RESULT IN FEES CHARGED TO THE RENTER'S CREDIT CARD ON FILE.