

RENTAL AGREEMENT
LAZY BEAR CABIN A/KA GREAT CABIN
ON THE WHITE RIVER
VRBO # 233154

MAKE CHECKS TO: HARTNESS CABIN

P. O. BOX 241489, LITTLE ROCK, AR 72223

PROPERTY: 410 South Riverview Rd., Mt. View, AR 72560

OWNER: Brenda Hartness

CONTACT INFORMATION: Phone #: 501-681-1263

Fax #: 501-205-1377

E-mail: brenda.hartness@sbcglobal.net

Payment Method

Check/Money Order

Credit Card - complete the following: Visa, Mastercard, Discover

Name on Card _____

Number on Card _____

Expiration Date _____ CVV Number _____

Tenant Information:

Name _____

Address _____

Phone Number _____ Email Address _____

Occupancy: Side A _____ Side B _____ Both _____

Check in Date _____ Check Out Date _____

Please note check in is at 3pm or after, Check out is at 10am

Check in and Check out times can be adjusted with prior approval of owner.

SECURITY/DAMAGE DEPOSIT

A deposit is required to hold your reservation. The deposit is \$250 . We must receive a personal check, money order or payment by credit card for the deposit at booking. Once it is received, your dates are officially reserved.

The balance of the rental payment is due 30 days prior to check-in. The booking will be cancelled and the deposit forfeited for non payment.

Upon your arrival, the deposit converts to a damage deposit. If the following provisions are met, your deposit will be mailed to you within ten (10) days of your departure.

- No damage is done to the home or its contents.
- No linens or household items are missing.
- House has not been smoked in.

PAYMENT

We accept payment by personal check, postal money order or credit card.

CANCELLATIONS

If you cancel more than 60 days before check-in, your deposit will be returned.

If you cancel less than 60 days before check-in, you will forfeit your deposit.

If you cancel less than 30 days before check-in, you will forfeit full payment.

The first day of the rental, there will be no refunds for any reason.

No credit will be given for shortened stays due to late arrival or early departure for any reason.

RENTAL AGREEMENT

Upon receiving your security deposit and a signed and dated copy of the Rental Agreement, a rental confirmation will be mailed to you.

HOUSEKEEPING

When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate amount of guests:

- Bath towels, hand towels, wash cloths, paper towels, and napkins
- Dishwasher soap, hand soap, toilet paper, laundry soap (Unit B)

No pets allowed without approval.

This is a non-smoking home. You are permitted to smoke outdoors on the porches. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will incur a \$50.00 fine and if additional cleaning is necessary to remove smoke odors from the house and/or linens, costs will be subtracted from your deposit.

We supply games and activities for our guests, however, some games have small pieces or parts and are not suitable for young children, i.e. toddlers and infants, who may put things in their mouths. Do not allow young children to play unsupervised with games.

The fireplace is available in Unit A. Please make sure the damper is open before starting a fire; to open, pull down on chain and move to right so that it moves freely. Firestarter is located in the kitchen corner.

Telephone service is local and emergency only. Please use a calling card or cell phone service is available at the top of the mountain. Cabin phone number is 870-585-2486.

Check in time is no earlier than 3pm. There is only a 5 hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early without prior approval.

Check out time is no later than 10 am the day you are scheduled to leave. We must be able to enter the home at 10 a.m. unless prior arrangements are made.

Checkout procedures: Prior to checkout, all dishes should be washed and put away. Beds may be left unmade and sheets and pillowcases left on. Towels should be placed in the tub or shower. Before leaving, set the thermostat at 55 degrees in the cooler months and 80 degrees during the warmer months. Make sure all doors and windows are locked and shut. **PLEASE MAKE SURE ALL TRASH IS IN TRASH BAGS AND THEN PLACED IN THE TRASH CANS. GARBAGE TRUCK WILL NOT PICK UP UNBAGGED TRASH.**

We will not be liable or responsible for personal items left behind, lost or stolen.

If you leave an item after checking out and wish to have it returned, call us as soon as possible and we will arrange for shipment. We will inform you of the shipping cost and with your approval, deduct it from your deposit refund to cover the expense.

ADDITIONAL TERMS

You must be 25 years of age to rent this home and provide proof of age, if requested.

House parties are strictly prohibited and grounds for immediate eviction.

Any illegal drug use on the property, or any disturbance, annoyance, endanger, or inconvenience of the neighbors; or use of the premises for any immoral or unlawful purposes, or violation of any law or ordinance will immediately terminate the occupancy and rental agreement.

There will be no loud or large parties on the premises that would disturb or be offensive to the neighbors.

Occupancy of RV campers and/or tents on the premises is forbidden.

Owner shall not be liable to Tenant, Tenant's guests, licensees or invitees or any other person for any injury, loss or damage to any person or property on or about the premises. Tenant shall hold Owner harmless and indemnified from and against all loss, injury, or damage occasioned by the use or misuse or abuse of any part of the premises and from or against any omission, neglect, or default of Tenant, his guests, licensees or invitees.

This Agreement may not be assigned or the property sublet, and is for the Tenant's use only.

By signing this document, I agree to the terms and conditions stated above, and to enjoy ourselves, relax, and make wonderful memories!

Date _____

Signature _____

Print Name _____

DIRECTIONS TO CABIN:

FROM MOUNTAIN VIEW, ARKANSAS: GO NORTH ON HIGHWAY 9 APPROX. 5 MILES TO ALLISON; TURN RIGHT (STILL ON HIGHWAY 9) AT ANGLER'S RESORT AND CROSS THE WHITE RIVER BRIDGE. TAKE THE FIRST RIGHT AFTER CROSSING THE BRIDGE, ON SOUTH RIVERVIEW ROAD; WE ARE THE 13TH HOUSE ON THE RIGHT. THERE IS A ROCK MAILBOX WITH "BILL & BRENDA HARTNESS" ON THE SIDE.

