

## **Cowan Cozy Cottages Rental Agreement**

To reserve any of the 3 properties offered by Cowan Cozy Cottages the following form must be completed with the desired dates and signed by renter.

**Location:** 1256 Yankee Road, Wilmington Ohio 45177. All 3 cottages are located at this address. The drive is located on the left of Yankee road and is a LONG gravel driveway with the cottages nestled back this drive in the tree line. Access code to each cottage will be provided under separate communication.

**Contact info:** The best method of contact is to call Tom 937-728-1482 or Susan 937-790-0061

**Mail signed lease to: Cowan Cozy Cottages 4760 Hathaway Drive, Franklin, Oh 45005**

**Check in/out:** Check in is 3 p.m. and checkout is 11 a.m.

**Rental Payments:** Rental payments are due 30 days prior to rental period reservation and can be made in the form of personal check or certified funds. VRBO and AIRBNB customers will submit payments through these websites. Be aware these websites add additional fees.

**Occupancy:** Each cottage has a maximum number of guest allowed please refer to listing for actual number of guests permitted. No additional guests will be permitted without owners permission and additional costs will be added if approved.

**Code of conduct:** Renter agrees to abide by these rules and if violated can be removed from the property. Privacy and relaxation is our goal and therefore excessive noise is not permitted. Also smoking is prohibited inside all cottages. All fixtures and furnishings are to be left where they are located. No renters will be permitted to act in destructive or profane behavior nor disturb, injure or interfere with other renters or occupants of other cottages. Designated parking areas must be observed for each cottage as parking is limited.

**Deposit:** A damage deposit of \$200 is required at the time of booking the reservation. It will be returned within 7 days by mail after the end of rental date. This deposit does not limit the renters responsibility for any damage caused in excess of said deposit and further claims against damages will be sought by owner if deemed necessary. This deposit does not apply to VRBO / AIRBNB customers as they purchase a separate damage insurance at time of booking.

**Cancellation:** You may purchase cancellation insurance through various companies to protect yourself. Renter can cancel reservation up to 7 days prior to checkin however the \$200 deposit will be forfeited. There will be no refund for early departures, inclement weather. Owner reserves the right to cancel any reservation if conditions are not met.

**Housekeeping:** The renter agrees to leave the property in the condition they obtained it. Renters should dispose of all indoor trash (in bagged form) into large trash receptacles located outside your cottage and Owners will collect from that point all accumulated trash. Outside trash bins should have lids locked in place to prevent animals from accessing trash. Upon checkout renters will strip beds and leave linens on individual beds. All counters should be wiped clean, dishes loaded into dishwasher and cleaned. All debris on interior should be bagged and moved to outside trash bins.

**Pets:** This is a pet friendly location and guests must purchase a non refundable pet deposit of \$50 and notify owner of number of pets. Guests must not allow pets to roam outside of property without a tether of leash and guest must clean up after their pet. Owners reserve the right to reject any pet they feel may not be permitted on site that may cause damage to others or property.

**Items prohibited from property:** All terrain vehicles, dirt bikes, tents, campers, RV's, firearms, fireworks, illegal drugs are prohibited from property due to State Park rules.

**Outdoor / Indoor fires:** Each cottage has a fire pit located outside and guest must provide their own firewood (cottage #5 has a propane fire pit only) and all fires must be contained to metal fire pit only. Each cottage has a indoor fireplace however these are decorative only and no indoor fires are permitted. No cutting of wood is allowed on State Park Property.

**Indemnification:** All renters will indemnify and hold harmless the Owners and the Owners representatives for any injuries, accident, or any condition otherwise that may be incurred or suffered upon the premises by the renter and guests or anyone associated with the renter for any cause whatsoever during the term of the contract. Renters personal property and vehicles are NOT insured or covered by the Owner or Owners representatives against loss or damaged to fire, theft, vandalism, rain, water, ground movement, trees, criminal or negligent acts nor any other cause.

**Acceptance by Renter:** The primary renter must be 21 years of age or older. The undersigned renters read the foregoing lease agreement prior to its execution and understands its terms and conditions and agrees with ALL said terms and conditions with no exceptions.

PLEASE PLACE A CHECKMARK AND DATES REQUESTED NEXT TO THE COTTAGE YOUR RESERVING

\_\_\_ Cowan Cozy Cottage #3 (sleeps 6)

\_\_\_ Cowan Lake Retreat #5 (sleeps 4)

\_\_\_ Cowan Lake Hideaway #6 (sleeps 4)

DATES REQUESTED \_\_\_\_\_ # of nights \_\_\_\_\_

**Renter sign:** \_\_\_\_\_ **date:** \_\_\_\_\_

**Renter Print name** \_\_\_\_\_

**Owner sign:** \_\_\_\_\_ **date:** \_\_\_\_\_