

**"Oxie"**  
NAME - DATES  
**RENTAL TERMS**

1. Rentals are for guest accommodations only.
2. Any person(s) booking a rental must be over twenty-five years old.
3. Bookings must be made by email and shall be considered confirmed after this contract is signed by all/a renter(s), and the **total** rental payment, loss and damage deposit are received by Owner/representative. By signing this contract, guest also accepts and will comply with the Welcome note information and all emails between owner and guest(s).
4. The number or limit of occupants or guests must be agreed upon at time of booking and are as follows:  
The number of people may not exceed **2** TOTAL for a sleepover unless agreed upon by Owner. Any other event and/or attendants must be requested and agreed upon by Owner. Violation of any occupancy count is grounds for immediate eviction with forfeiture of all rent and deposits paid.
5. If bookings are cancelled by you or your representative, all or a portion of the rental fee will be kept if the house cannot be re-rented; the Good Care deposit will be returned, less a \$150.00 handling fee AND any bank or PayPal fees.
6. The Owner, or representatives, may have access at any time to the property for any reason.
7. No hunting, fires, smoking, vaping, snuff, etc. is allowed inside or on the property. The loss and damage deposit will not be returned if any of these occur, with possible immediate eviction and termination of stay.
8. Owner will not be held responsible for loss or damage to your personal property.
9. Owner will not be held responsible for any illnesses or injuries sustained by you or your guests on this property.
10. All noise must be kept at a volume that will not disturb neighbors, INCLUDING those upstairs; disturbance of others will terminate the rental and there will be **no** refunds.
11. Wireless internet is available for guests who bring their own laptops, use the system lawfully and at their own risk. The password will be made known at the time of occupancy.
12. It is the Tenant's responsibility to report to the Owner on the arrival day any damages found or any repairs required at that property. Otherwise, the property will be deemed to be in satisfactory condition and accepted for the stay.
13. All items on and within the property, including all furniture and art, are inventoried and appraised; the loss and damage deposit will not be returned if anything is missing or damaged.
14. Tenant agrees to be held responsible for any repairs, replacements or excessive cleaning necessary due to Tenants or their guest's negligence. If costs exceed Good Care deposit, Tenant agrees to reimburse owner within ten (10) days of receiving itemized sum of cost of damages from owner, which amount shall include collection costs, if necessary, and reasonable attorney's fees.
15. If all property and contents are left in the condition it was in at the beginning of your stay and there are no additional charges or fees, the Owner will return the Good Care deposit to Tenant within 21 days.
16. Tenant may park one (1) motor vehicle in driveway OR curbside for the duration of stay.
17. There will be no refund given for inoperable appliances, malfunctioning mechanical systems and faulty equipment, including HVAC systems. We will make every effort to correct all problems as soon as reasonably possible.
18. No refunds will be given for storms or disruption of any utility. There will be no refund for other natural occurrences such as weather, Acts of God, plants, bugs or animals that may affect guests allergies or comfort; the owner cannot control the environment.
19. For privacy reasons, the exact address will be given out a few days prior to arrival. There are no keys needed for entry; a code will be supplied on the afternoon of the first day of this rental term.
20. **Check-in time is 4:00 PM on the day of arrival and check-out time is 10:00 AM on the day of departure.** Special arrangements may be possible if agreed upon in advance with the Owner. Without written agreement, a portion of the damage/loss deposit will be deducted for the additional time.
21. ANY exceptions to the above mentioned policies must be approved in writing in advance.

By signing these terms, I (we) agree to abide by the above Rental Terms along with all email correspondence with owner and the Welcome note I receive upon arrival; if any of the above mentioned are not adhered to I (we) understand that the Owner has the right to charge additional fees and/or may force the Tenant(s) to leave the premises.

(signature) \_\_\_\_\_ (date) \_\_\_\_\_

Name (printed): \_\_\_\_\_

Address: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_