

RENTAL AGREEMENT AND POLICIES

Loveland Bed and Breakfast LLC

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www.lovelandbedandbreakfast.com

Welcome to the Loveland Bed and Breakfast and Log Home Retreat, dba Loveland B&B. We rent our home for overnight and multiple night stays as well as for events such as weddings, parties, business meetings and family reunions. We are looking forward to you being our guest and trust that you will have an enjoyable experience.

The following is our Rental Agreement and Policies designed to ensure accurate communication between the Renter(s) and us, clarify our rental fees and policies and ensure that you are aware of the amenities offered on-site.

RESERVATIONS/DEPOSIT- In order to secure a reservation we require a signed Rental Agreement and a deposit in the amount of 50% of the total rental fee in advance of the arrival date. Within 90 days of the booked date, the entire rental fee must be paid in full either by check, credit card or PayPal.

SECURITY DEPOSIT – a security deposit in the amount of 50% of the total rental fee up to \$500 is required 90 days in advance for multiple night rentals (two or more nights) or events such as weddings, parties etc. The security deposit will be returned to you via your original method of payment within 7 days of your departure. We reserve the right to keep all or part of your security deposit for any damages to the property, its contents, the grounds or failure to leave the home in a neat and orderly condition. If damage is done in excess of the amount of the security deposit, the Renter(s) will be held responsible for paying any additional amount to cover repair or replacement as determined by the Owner. The Renter(s) will be held responsible for any missing item(s) and theft will be prosecuted.

The security deposit will be refunded provided the following is met:

- No damage is done to the home, grounds or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in available trash cans provided.
- All charges accrued during the stay are paid prior to departure.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or a security company employed by the owner.

CANCELLATIONS/REFUNDS – In order to obtain a full refund of your deposit, a 90 day or greater notice is required for cancellation. No refunds are given for cancellation within less than 90 days. No refunds or rate adjustments will be made due to equipment failure, inclement weather, early departures, delayed arrivals or other unforeseen circumstances. If you cancel your event or stay and have provided a security deposit, the entire amount of the security deposit will be refunded to you in the form of the original payment within 7 days of your cancellation.

CONFIRMATION- A copy of your signed Rental Agreement will serve as confirmation of the reservation and will be provided to you after your payment has been received.

CHILDREN- Children are permitted on the premises; however, they must be supervised by a responsible adult at all times. Further, the Renter(s) acknowledges potential hazards to children

of some of the amenities including but not limited to the pool, pond, hot tub and fire pit and agrees to provide adult supervision at all times.

FIRE PIT - A fire pit is present and available for your enjoyment. Please only burn wood designated for the pit. The Renter and any guests must maintain a safe distance from any fire and no unattended children are permitted near the fire pit.

SWIMMING POOL- The pool has a locked gate which must be secured at all times. Guests must ensure that the pool gate is kept locked at all times. No lifeguard is provided and no diving is permitted. Swimming is at your own risk. No unsupervised children are permitted in the pool area at any time.

HOT TUB – Maximum occupancy 4 persons. No children in the hot tub at any time. We will prepare the water with chemicals in advance of your arrival. Please secure the cover at all times when not in use. Please do not sit or stand on the hot tub cover.

GAS GRILL – If you use the gas grill provided please turn off the tank off after each use. Please clean up all grease and food spills.

SMOKING – The designated smoking area is outside by the fire pit. No smoking is permitted in the house. Any smell of cigarette smoke in the house may result in a loss of part of the security deposit. Please throw cigarette butts in the fire pit and extinguish all smoking materials.

ALCOHOLIC BEVERAGE – By Ohio Law, no drinking of alcoholic beverages by persons under the age of 21 is allowed. The Owner does not provide or serve any alcoholic beverages and assumes no responsibility for any injury resulting from alcohol use. For Event Rental a liquor liability insurance policy must be obtained or proof of home owner's insurance.

TERMINATION BY OWNER – The Owner reserves the right to terminate this Agreement and retain the security deposit in the event that unruly behavior occurs that can or has injured a person, the property or its contents. Guests shall not disturb or offend any neighbors. In order to preserve the beauty and peaceful surroundings, we reserve the right to refuse service or terminate rentals for drunken, loud, or unruly behavior. Furthermore, all Renters and their guests/attendees at any event must comply with reasonable requests made by the Owner or his representative to ensure the orderliness or success of the event or for the protection of the property, its contents or the grounds. Failure to comply will result in eviction of the offending person(s) or the entire party. Please understand that Loveland B&B operates in a manner where the owner and/or representative of the owner may stay on the premises at any time. We will do the best we can to offer private and reasonable convenience to all guests.

INDEMNIFY AND HOLD HARMLESS - In consideration of access and use of the available amenities on the grounds including the pool, pond, bikes, rock based steps, deck and fire pit for use in any stay: The guests fully understand the risks and dangers associated with the facilities, equipment and/or activities that can not be eliminated regardless of the care taken to avoid injuries. The signed "renter(s)" waive, release and agree not to sue and agree to indemnify and hold harmless Loveland Bed and Breakfast LLC and its owner from any claims, actions, suits costs, expenses, damages or liabilities, including attorney's fees for personal injury, property damage, accidents, illnesses, or death to themselves or any of their guests. By signing this document you agree that you have read and acknowledge Waiver and Assumption of Risk under these terms. This is a complete and unconditional release of all liability to the greatest extent allowed by law. The Owner shall not be liable for events beyond their control which may interfere with your visit. This may include but is not limited to Acts of God, acts of governmental agencies, fire, war, inclement weather and construction noise.

The following items apply primarily to overnight Rentals:

PETS –Pets are permitted with prior approval. Additional charges may be required for bringing your pet. The Renter(s) assumes responsibility for any damages to property possibly due to their pets and should be aware that the owner has pets that reside on site.

LINENS – The house is supplied with bed linens, towels, blankets and pillows. All linens are freshly laundered prior to your arrival. Loveland B&B provides your initial supply of paper products, soaps, detergents, trash bags, etc for your convenience. Pool towels are not provided.

ROUTINE HOUSE CLEANING – Guests are responsible for routine light cleaning and straightening such as loading dishes in the dishwasher, placing garbage in the outside dumpster, and sweeping the floors if needed. No Daily Housekeeping service is provided, however, it is available at an additional rate.

CHECK-IN TIME for overnight and multiple-night guests is after 3:00 P.M. and **CHECK-OUT** is 11:00 A.M. Directions to the Loveland B & B are available on our website @ www.lovelandbedandbreakfast.com Instructions for accessing the home will be provided following receipt of the deposit. Early check-in and late check-out can be arranged.

REGISTERED GUESTS ONLY - For our overnight guests, occupancy by more than the number of people stated in the Rental Agreement will result in additional charges to the credit card provided. Please keep in mind we are a B&B and may often have multiple guests in the main lodging area. Our intention is to provide a comfortable environment for all visitors.

No visitors are allowed without prior arrangement made in advance to Loveland B& B.

REPAIRS /SERVICE CALLS –Loveland B& B cannot guarantee against mechanical failure of equipment such as heating, air conditioning, TV's or other appliances. Please report any equipment that is not operating properly and we will make every effort to resolve the problem as quickly as possible.Renter(s) understand and agree that Loveland B&B or its repair people might need access to the cabin for the purpose of making the repair.

KEYS AND TELEPHONE– All keys must be returned to the Owner or a designated location upon departure. For lost, misplaced or not returned keys, the property must be re-keyed; Renter(s) will be responsible for the cost of this procedure. A land-line telephone is available for local calls only.

CHECK-OUT PROCEDURES – Please leave clean dishes in the dishwasher. No dirty dishes should be left in the sink or on the countertops. Please bag all garbage and place in outside dumpster. Please pick up all outside litter and place in garbage bags inside bins. Please lock all doors and windows, set the A/C to 78 or heat to 70 degrees.

RATES and TAXES– Applicable sales tax is included in the agreed up rental fee.

CREDIT CARD – I, the Renter, am providing my credit card number as a guarantee. I agree to pay all rent, accept all terms and conditions of this rental agreement and accept all liability for any damage, beyond normal wear and tear, during the term of my lease with Loveland B& B. If I fail to do so, I understand that these costs will be charged to my credit card and all credit card sales are final. Please read, sign, keep a copy for your records and return this entire agreement 1480 Adams Rd. Loveland, OH 45140. Your reservation is not booked until we receive this completed form with method of payment.

Renter

Date

Owner

Date

