

Kick'n K Farmhouse Rental Agreement

Full payment is required to hold your reservation. If you are paying by credit card, your card will be charged at the time of booking. If paying by personal check, payment must be received within ten days of initial booking. Once payment is received, your dates are officially reserved. A receipt will be mailed or emailed to you (your preference) within five days of receipt of your payment.

If any of the following occur during your stay, additional charges will be incurred.

- Damage is done to the home or its contents.
- Linens or household items are missing.
- House has been smoked in.
- Evidence is found of pets on bedding or furniture.

If you cancel more than 30 days before check-in, your payment will be refunded minus a \$50 processing fee. If you cancel less than 30 days before check-in, you will forfeit payment for your stay. No credit will be given for shortened stays due to late arrival or early departure for any reason.

A signed and dated copy of the rental agreement must be received by Kick'n K before your arrival. Once Kick'n K has received the agreement and payment for your stay, you will be contacted with directions and the information you need to access the house.

Pets are welcome at Kick'n K. There is a **\$50 cleaning charge per pet per stay**. Pets are not allowed on beds or furnishings and must be kept on a leash while outside. Do not leave pets unattended in home or on property unless crated. Pets must be treated with Frontline Plus, Advantage or a similar flea and tick product prior to your arrival.

Kick'n K Farmhouse is smoke free. Guests are permitted to smoke outdoors on porches and decks, but not inside. Please dispose of butts properly in outdoor waste receptacles.

Children are welcome, but be aware that the house is not set up to be particularly safe for small children who may put things in their mouths. There are cleaning products under the sink and other things that could be hazardous to a child left unattended.

Lessee agrees to leave the hot tub in the same condition it was received.

Lessee agrees to fully reimburse and indemnify Lessor for damage caused to the hot tub during lease term, including damage caused by any person, including invited or uninvited guests, pets, animals, and children.

Lessee understands there will not be reduction in rental fees if the hot tub is unused or unavailable during the term of the lessee's rental period.

Hot tub covers are easily damaged. Please inspect the hot tub cover for any damage upon arrival and advise the Kick'n K owners of any problems.

Check in time is 3 pm, central time. If you need to arrive before 3, please contact Kick'n K. We will make every effort to accommodate you. Check out time is 11 am on the day you are scheduled to depart. A late charge of \$100 will be charged for cabins that are not vacant by 11 am and full rate after 3pm. These fees will be waived with pre-approved late check out.

Check out procedures:

Guests are responsible for leaving the home in the same condition as when they arrived. (with normal usage) Dishes should be washed and put away. Soiled towels should be left in the bathtub. Beds can be left un-made. The thermostat would be set on 80 degrees in warm weather when the air conditioning is in use and 55 degrees in cold weather when the furnace is in use.

Kick'n K will not be liable or responsible for items left behind, lost or stolen, or for accidents or injuries to pets, people, vehicles or other personal property. If you leave an item behind and wish to have it returned, call us as soon as possible and we will try to locate it and arrange for shipment. You must pay for the shipping of the item.

You must be 21 years of age to rent this property and provide proof of age, if requested.

Illegal substances are prohibited and grounds for immediate eviction.

There is an abundance of wildlife in the area. Guests are expected to respect nature and take care to guard themselves and their pets as appropriate.

Rates, terms and conditions are subject to change without notice.

Force Majeure: There may be circumstances beyond our control in which the property may not be available for your booking, such as destruction of or severe damage to the property. If such an event should occur, we will refund all monies paid. This will be the full extent of our liability to you under such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 21 YEARS OF AGE AND THAT I WILL BE HELD RESPONSIBLE FOR THE FULL CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING MY STAY OR AFTER MY DEPARTURE.

Printed Name: _____

Phone Number: _____

E-Mail: _____

Address: _____

Number of guests: _____

Number of pets: _____

Arrival date: _____

Departure date: _____

Number of nights you will be staying: _____

Please circle the property or properties that you are booking:

Kick'n K (main level only)

Kick'n K (main and upper level)

Signature: _____ **Date:** _____

Credit card information:

Name as it appears on card: _____

Card Number: _____

Card Security Code: _____

Card Expiration Date: _____

Billing Address for Card (if different than above)