

## **Nightly Rental Agreement**

### **River West Resort x The Elm Estate - Gemstone Cottages**

By booking this reservation, Renter(s) states they have read, understand & agrees with the following terms & conditions.

#### **Terms of This Agreement**

- Renter(s) Credit Card will be kept on file with the booking of this reservation.
- This is a non-smoking, no pet(s) rental unit.
- Check-in time is after 3:00pm & Check-out time is by 11:00am.
  - Upon checkout all persons must depart from the property.
  - All common areas will be closed to Renter(s) and Guest(s) who are checking out.
- Maximum occupancy is 2 persons per bed (excluding children under 2 years of age).
- No more than 2 non-registered visitors are allowed per cottage
  - All visitors, who are not registered overnight guests, must depart the property by 9:00pm.
- Parking passes must always be displayed in your vehicle's mirror.
  - Visitors are welcome to park on property in designated guest parking on Map. Any unauthorized vehicles after 9:00pm will be towed at the owner's expense.
- Upon renter(s) departure renter(s) must check-out, provide all unit/room keys to the office, and pay all funds owed.
  - In the event renter(s) fails to complete check-out, and/or return the room keys, the card on file will be charged for all applicable fees including but not limited to: late check-out fees, nightly rate, tax, cleaning fee, any incidentals that may apply, any items charged to the room during renter(s) stay, and any other necessary charges as a result of renter(s) stay.
- Renter(s) has received and agrees to "*Renter Use Rules & Policies*" as stated below.
- In the event the Renter(s) or their guests are found to be in violation of the above Terms and/or River West Resort's Renter Use Rules & Policies, the Renter(s) stay will be immediately terminated without refund.

#### **Rates & Fees**

The listed rate for this rental unit is nightly, plus applicable transient lodging tax at 13%, and a \$2 Hotel Association fee. An incidentals fee will apply in the event of any damages, sewer related issues, un-returned room key(s), stolen items, additional cleaning fees, etc. A thorough inspection of the rental unit after the Renter(s) departure will be completed and should any necessary funds be held; we will automatically charge the card on file. There is a \$75 re-key fee per door for any un-returned room keys, and \$50/hour late check-out fee. Any other charges necessary or damages found will be determined on a case-by-case basis, and automatically charged accordingly. In addition to any damages, a \$250 cleaning fee will be charged in the event any evidence of pets is found, and/or smoking or evidence of smoking is found.

#### **Cancelation Policy**

Once Reservation is confirmed with processed payment, cancellation policy is enacted. For full refund, renter is responsible for canceling 14 days before the booked date. Cancellations within 13-7 days of the booked date are only subject to 50% refund of payment. Cancellations within 6 days of the booked date will not be refunded.

#### **Credit Card Authorization**

Renter(s) authorize the Credit Card on file to be automatically charged upon departure for all fees associated with stay. Which may include but not be limited to: Additional nightly stay (including taxes/fees), any incidentals, cleaning charges, re-key fee(s), or any other charge as a result of Renter(s) stay. Renter(s) agree permission is here by granted for G-4CE Chism House LLC, DBA The Elm Estate to charge all guest related items and fees to the Credit Card on file.