

Rental Agreement and Conditions

Branson Tablerock Oasis that is what Tammy and I call our place ☺

Location:

Treehouse Condos
[disclosed after booking] Treehouse Lane, Branson, MO 65616
(not a mailing address)

Owner-managed contact info:

Randy Smith
(574) 707-5177 (call with any questions or concerns)
bransontablerockoasis@gmail.com

Dear Guest(s),

Thank you for choosing our Branson Tablerock Oasis condo for your Branson getaway retreat. We have worked hard to create a wonderful vacation home for you and your family. We truly hope you stay with us again and again.

The following guidelines will help protect both your family and our property during your stay and into the future.

This rental agreement is made between you & your party, as Renter(s) and Randy & Tammy Smith as owners, Agents. Owner/Agent agrees to rent to the Renter(s) the premises located at [disclosed after booking] Treehouse Lane, Branson, MO 65616 (Treehouse Condos), for an agreed number of nights. Check-in is at 4:00p.m. & check-out is 10:00a.m. Renter agrees to pay agent the agreed amount, which includes all taxes and fees.

RENTAL PAYMENT

All financial transactions are handled securely through VRBO/HomeAway. The Owner does not see your credit card information.

Payment in full is expected at time of booking (if you are getting this document, then you will have already paid).

SECURITY DEPOSIT

A security deposit or security insurance will be collected at time of booking by VRBO/HomeAway.

The condo is inventoried before and after every occupancy. By agreeing to this contract, the renter(s) assume full responsibility for any items damaged or missing, except in the normal wear and tear reported to us within 24 hours of departure. In the event damaged

or missing items are discovered, owner/agent will notify renter(s) as soon as possible. Renter(s) agree to pay such damage upon receipt of notification. If the condo is left in normal condition, the security deposit will be returned within 7 business days.

CANCELATIONS

Cancellations made 30 days or more prior to the Renter(s) stay will be refunded in full. Cancellations made less than 30 days from the scheduled arrival may result in loss of the full payment. However, every effort will be made to reschedule your visit. We aim to have long-term repeat guests. When you book for specific dates, we block those out so no one can bump you (this is especially important during the peak nightly rental weeks). Other times of the year are not as critical. We will work with you if a situation arises, to the best of our ability.

CHECK-IN / OUT PROCEDURE

Check-in is 4:00pm or later. The condo door is equipped with a keyless entry system. The code will be given to you in an upcoming confirmation letter. This key will not work until 4:00pm or later on your check-in date and will stop working at 10:00am on your check-out date. This system allows time for our housekeeping team to prepare the property for the next guests' stay.

Upon completion of booking / payment, a letter of confirmation will be emailed to you with additional information relevant to your stay. We use a keyless entry system, so this will include a code specific to your stay for your use.

ACCESS

Guest shall allow Homeowner or repair person access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

RESTRICTIONS

Please Note the following VERY IMPORTANT RESTRICTIONS for our *Branson Tablerock Oasis*: You will be asked to vacate immediately, with no refund if any of the following rules are violated during your stay.

- NO PETS
- NO SMOKING INSIDE RESIDENCE
- NO MORE THAN 12 OCCUPANTS (unless agreed upon first)
- MUST BE 25 YEARS OF AGE OR OLDER TO RESERVE THE UNIT AND BE PRESENT THE ENTIRE STAY (unless agreed upon prior to stay)
- RENTAL OBTAINED UNDER FALSE PRETENSE (NO FRATERNITIES OR SORORITIES)
- NO HOUSE PARTIES OR RECEPTIONS
- NO FIREWORKS OF ANY KIND
- NO CAMPERS OR MOTORHOMES TO BE OCCUPIED AS ADDITIONAL LIVING QUARTERS

SUPPLIES / CLEANING

For your convenience, all beds are made (sheets & pillowcases). Towels and an initial supply of toilet paper, tissue, paper towels, and dishwashing detergent are provided. There are additional sheets and pillowcases stored in a downstairs closet if you intend to make out the sofas into beds, as well as extra blankets and pillows.

There is no maid service during the stay.

There is a broom, dustpan, and vacuum sweeper for your use (in the laundry room) as well as the washer and dryer. Please do not remove any of our towels or linens from the residence. Instead, plan on bringing your own beach towels for the pools or for boating on the lake.

Keeping in mind that this is a private vacation home, not a hotel room, we ask that you perform a few minor tasks before your departure:

- ✓ LOAD DISHES IN DISHWASHER AND RUN DISHWASHER
- ✓ HAND WASH ADDITIONAL POTS, PANS AND DISHES
- ✓ RETURN ALL GAMES, BOOKS, ETC. TO PROPER PLACE
- ✓ PLACE ALL DIRTY TOWELS, WASH CLOTHES IN BATHTUBS OR THE LAUNDRY ROOM. LINENS (SHEETS & PILLOWCASES) can be left on the unmade bed so the housekeeper knows what to change out.
- ✓ REMOVE ALL FOOD and TAKE WITH YOU OR DISPOSE IT IN TRASH
- ✓ IF YOU USED THE ELECTRIC GRILL ON THE BALCONY, PLEASE EMPTY THE COOLED GREASE TRAP INSIDE INTO THE TRASH BAG (not the sink) AND CLEAN THE ENTIRE GRILL (it can be disassembled and cleaned in the sink)
- ✓ TAKE OUT ALL GARBAGE TO THE LARGE CONTAINER LOCATED AT THE WEST EDGE OF THE ENTRY LEVEL INTO TREEHOUSE CONDOS (the gravel parking area where the big bins are)
- ✓ ***MAKE SURE FRONT DOOR IS LOCKED WHEN YOU LEAVE (pull the door shut, press top button, then turn the deadbolt to lock)
- ✓ AFTER YOU ARE OUT, PLEASE SEND ME A BRIEF TEXT SO I CAN NOTIFY OUR HOUSEKEEPING TEAM THAT THE CONDO IS READY TO BE CLEANED.
- ✓ HAVE A SAFE TRIP HOME AND COME AGAIN SOON!

ADDITIONAL DISCLAIMERS

It is expressly understood and agreed that neither the owner of said premises, or agent shall be liable for any damages or injury to renter(s), their family, or guest or to the families' property from whatever cause arising from occupancy of said premises by renter(s). It is understood that the owner or agent shall not be responsible for any personal property left by renter(s) or guests.

Every effort has been made for accuracy in our advertising, including our listing with VRBO/HomeAway and/or other vacation rental websites; however, we are not responsible for errors or omissions. Rental data is subject to change without notice. Rental terms and conditions are subject to change.

Please note that no refunds are given due to weather, appliance or utility failure. For repairs and maintenance, every effort will be made to remedy any problems that may arise in as timely of a manner as possible. You can expect a courteous and professional attitude to problem solving, but no refunds will be given. Please make every effort on your part to remedy the situation. Unusual and unnecessary service calls will be billed to the renter(s). The only exception to a refund is due to a mandatory evacuation.

STATEMENT

Please sign and return a scanned copy of this to the owner (bransontablerockoasis@gmail.com) or phone for our physical mailing address if that is easier. I will need your address so that I can send you your security deposit.

I certify, under penalty and perjury, that I am 25 years of age, or older, and I am the holder of the credit card account used for this rental. I fully understand and agree with all rental conditions listed on VRBO/HomeAway and this Rental Agreement, and authorize VRBO/HomeAway and/or Randy & Tammy Smith to debit rental fee / security deposit / cleaning fee / taxes and other applicable charges as explained on VRBO/HomeAway from the credit card account that I, the renter, have submitted. In case of default by renter and non-collection by Randy & Tammy Smith, guest agrees to pay for all court costs, attorney fees and all collections costs.

I understand this is a legally binding instrument. I accept the terms of this agreement

First Name: _____ MI: _____

Last Name: _____

Drivers License State: _____ Number: _____

Home Address: _____

Cell Phone _____ Work or Home Phone _____

Email address _____

Date of Check-In _____ Check-out _____

Total cost of Rental _____

List all other guests/ages, staying in our *Branson Tablerock Oasis* condo:

Name

Age

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.