Rental Rules Agreement / Contract (Possum Property):

The cabin is located at **76405 McElhaney Rd. Freeport, Ohio 43973** in Harrison County. To place a reservation, please use the booking link or call **740-400-9228**. We accept Visa or MasterCard, debit or credit. Once you have placed your reservation deposit, we will email you a confirmation/receipt. Your reservation will not be confirmed until your deposit is received/processed. We do not hold dates without a deposit.

Nightly Rates

(April – December): Weekends (Fri, Sat, Sun) $225/night based on two person occupancy. Additional guests are $15/person/night. Week Days (Monday – Thursday) $200/night based on two person occupancy. Additional guests are $15/person/night. Infants under one year stay at no additional charge. Pet fee is $15/night for each pet.

Winter Rate (January – March): Weekends (Fri, Sat, Sun) $200/night based on two person occupancy. Additional guests are $15/person/night. Week Days (Monday – Thursday) $175/night based on two person occupancy. Additional adults are $15/ person/night. Infants under one year stay at no additional charge. Pet fee is $15/night for each pet.

Weekly Rate: $1,400/week based on two person occupancy. Additional guests are $15/person/night. Infants under one year stay at no additional charge. Pet fee is $15/night for each pet.

1. **Check-In is anytime after 3pm. Check Out is by 10:00 a.m. of your departure date**. We will work diligently to have your cabin ready for you right at 3:00 pm, but there are rare occasions when additional cleaning may be required. There is no refund in these situations. A late check-out may be available with prior approval and additional fee. Weekend stays require both Friday and Saturday nights. If requesting a Thursday-Friday or Saturday-Sunday weekend stay, both nights will be charged at the weekend rate. A three night minimum may be required on certain holiday weekends.
2. This is a **Non-Smoking cabin**. Smoking is not allowed inside the cabin, but you are welcome to smoke outside. If smoke smell is detected inside the cabin you will be assessed a $200 charge for cleaning and odor removal. If you do smoke outside, please put the cigarette butts in the trash cans. If you throw them on the ground and we have to pick them up, there will be a $25 clean up fee.
3. Occasionally appliances, fireplace, etc… can malfunction. We will service and restore these amenities as quickly as we can, but will not make any rental concession for time without these items. Likewise, loss of electricity, water, or other "Acts of God" that are outside of our control will not result in a refund of any monies paid. We ask that you follow all guidelines and policies regarding use of amenities in order to keep them functioning at peak efficiency. Failure to do so may result in damage or excessive cleaning charges.
4. **PETS** are welcome. Must be well mannered, and house broken. Pets are allowed with prior approval. Because of the additional time involved in cleaning a cabin that a pet has stayed in, there is a pet fee of $15/night for each pet staying. Pets must be kept on a leash when outside with you, and may not be left alone in the cabin. A maximum of three pets is permitted. Unauthorized pets will result in a $100 fee.
5. Please be aware that you are coming to stay in the middle of the woods. While we have our cabin treated on a regular basis, it is likely that you will see bugs during your stay. We are not able to refund your reservation if you see bugs or spiders during your stay.
6. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
7. **DAMAGE/SECURITY DEPOSIT**- A damage/security deposit of $200 is required. This is done in the form of a pre-authorization to your credit card the day before your scheduled arrival date. It is not an actual charge to your credit card at that point, but is a "hold" of funds against your card's available balance. We will not convert this to a charge to your credit card unless there is damage to the cabin, excessive cleaning required, or any missing items. We reserve the right to charge your credit card for any and all damages or for excessive cleaning required as a result from your stay or for the value of any missing items. If you notice any problems upon checking in, please let us know right away to avoid any damages being charged to your account. This deposit is not applied towards rent. No charge will be made to your credit card with regard to damage provided the following provisions are met:

a. No damage is done to cabin or its contents, beyond normal wear and tear.
b. No charges are incurred due to contraband, or collection of rents or services rendered during the stay.
c. All debris, rubbish and discards are placed in refuse containers outside, any soiled dishes are cleaned. Garbage placed in outside containers must be bagged and lids secured on cans.
d. All keys are turned in upon departure in person, or if other arrangements have been made prior to departure, they can be left in the lock box at the cabin and cabin is left locked.
e. All charges accrued during the stay are paid prior to departure.
f. No linens are lost or damaged.
g. No Early check-in or late check-out.
h. Cabin is locked upon your departure

8. **PAYMENT** – A reservation deposit equal to 50% of your total is required the day you place your reservation. The reservation deposit will be applied toward the cabin rental total for your stay. We accept **Visa** and **MasterCard**, debit or credit. The BALANCE OF RENT is due sixty (60) days prior to your arrival date and will be charged to your credit card on file. (Note: For hunting/lodging reservation, the balance is due 30 days from the date you made your reservation.) If you are making a reservation for a date less than 60 days of your arrival date, payment in full will be required the day you make your reservation.
9. **CANCELLATION POLICY:** Reservations for cabin rental (without hunting packages) that are cancelled more than 30 days prior to your arrival date, will receive a 50% refund less credit card fee mentioned below. Cancellations 30 days or less from your arrival date receive no refund. RESERVATIONS MADE FOR HOLIDAYS OR HOLIDAY WEEKENDS, OR RESERVATION THAT ARE 4 NIGHTS OR MORE RECEIVE NO REFUND if cancelled for any reason. All credit card cancellations are subject to an additional 5% Cancellation fee or $50 whichever is greater. Cancellations or changes that result in a shortened stay or lessened headcount do not receive any refund or adjustment. Changes to a reservation that result in shortened stay (changing a longer stay to a shorter stay) will be considered a cancellation and be subject to cancellation change fee. Early departure does not warrant any refund of rent or deposit. There are no cancellations due to inclement weather. Reservations for cabin rental with hunting packages do not receive any refund under any circumstance.
10. **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in.
11. **MAXIMUM OCCUPANCY**- Our cabin is set up to sleep 8, but we have had parties of 10 -12 stay at our cabin. **All of our rates are based on two-person occupancy.** Additional guests are $15 per night and Infants under one year stay at no additional charge. If you have more than 8 persons in your party, please contact us for special arrangements.
12. GUEST POLICY: YOUR RESERVATION IS FOR YOU, AND THOSE INCLUDED IN YOUR ABOVE HEAD COUNT. Absolutely NO VISITORS allowed at your cabin during your stay unless you make arrangements ahead of time to have additional guests. **We realize that from time to time, there may be circumstances where you may want to have one or two guests stopping by. If more than that, you will need to add additional "Day Time" guests to your reservation as "paid Day Guests" (additional adults are $15 each per day). It does not matter if they stay the night or not. All guests must be paid for in order to use our facilities.**
13. **HOLIDAY STAYS**: Longer minimum stays may be required during holiday periods depending upon what day of the week the holiday falls on. Some holiday weekends have a 3 night minimum.
14. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
15. **RATE CHANGES** – Rates subject to change without notice.
16. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
17. **PARKING** – Parking is limited to three (3) vehicles. Vehicles are to be parked in the driveway only. Parking on the grass or road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner. If you need more than 3 vehicles, please request permission for additional vehicles.
18. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.
19. Our cabin is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Renter signing this agreement hereby gives permission to charge their credit card on file for the amounts above. Renter agrees that all rental monies are non-refundable per cancellation policy above. By Signing Below, Renter agrees to all terms and conditions of this agreement.
20. **HUNTING DAY LEASE**: We do offer hunting leases for our property. Details and arrangements can be made by calling us at 740-400-9228. Hunting Hold Harmless waiver signature needed.
21. **FIREARMS & PAINTGUNS**: No shooting of any firearms or paintball guns is permitted on our property. The exception to this would be firearms when you have purchased a hunting package with your cabin stay during appropriate gun seasons. All hunters will be issued ODNR Land Owner Hunting Permit forms upon arrival at the cabin. You must carry these permits with you while you hunt. Hunters will also have to sign a Hunting Hold Harmless Agreement prior to check in. It will be emailed to you.
22. **KAYAK RENTAL:** Call us for more details. Prior approval and kayak waiver signature needed.

Please see last page for signature line.
Cabin Rental Agreement & Contact Information: Required for all reservations
To place your reservation, please fill out all information required below.
Dates you wish to reserve _____ (start date) _____(end date)
Number of people in your party _____ _____pets
Name **_____**
Address **_____**
City **_____** ***State*** **_____** ***Zip*****_____**
Phone**_____** ***Cell*****_____**
Credit Card Authorization Form: Required for all reservations
Please charge my credit card for the rental and security deposit.
Name on Credit card (Same as renter) _____
Credit card billing address
_____
City _____State _____Zip Code_____
Billing Phone Number _____ Contact Phone_____
Type of Credit Card: Master Card/Visa Credit Card
Number_____
Exp. date_____ Security Code_____
I hereby give permission to charge my credit card for the amount quoted. I agree that all rental monies are non-refundable per cancellation policy above. By Signing below, I agree to all terms and conditions of this agreement.
*Signature (Required)_____Date_____
Client's email address: _____