

Ollie's Country Cottage, LLC

RENTAL RULES

1. Smoking is **NOT** allowed on the property.
2. People other than those in the Guest party set forth above may not stay overnight on the property. Any person on the property is the sole responsibility of Guest. **Maximum occupancy is 5. The cottage sleeps 4 comfortably (5 if it is a small child).** Any additional guests over 5 will be charged **\$20.00 per guest/night, and will be determined 1st by the owner's sole discretion.**
3. Minimum stay is 2 nights, Minimum stay for Holidays is 3 nights.
4. The cottage is privately owned; the owners and Inn Keeper are not responsible for any accident, injuries or illness of Guests and/or pets 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.
5. Keep the property and all furnishings in good order. The owners work very hard to keep the property clean inside and out and in good shape.
6. Only use appliances for intended uses. If frying food that leaves a strong odor inside the cottage, please use the equipment provided for easy **outdoor** frying.
7. Respect the owner's livestock and Guard Dogs. The property is gated and cross- fenced off to prevent the livestock/guard dogs inside the property, but roam freely around on the ranch.
8. Ages **25 and above** are permitted to make a reservation and check-in. All children and pets must be accompanied by parents/guardians.
9. **PETS** are permitted only with prior approval and the *Pet Policy* must be completed.
10. **Parking:** There is plenty of parking for your car/boat/hauler
11. **Housekeeping:**
There is no daily housekeeping service, unless notified. We will wash towels/linens every 3rd day, if needed. Instructions are inside the cottage. Please bring beach towels for tubing the river, swimming and Schlitterbahn. We do not permit our towels or linens to be taken from the cottage. Any linens, towels or furnished items in the cottage taken away from the property will be charged to your credit card. (Except used trial size soap/shampoo).
12. **Chimenea:** The chimenea's purpose is solely used for the enjoyment by our Guests. Small fire wood will be provided for each stay. Please do not throw any paper or other combustible materials in the Chimenea. Throughout the year the owners may prohibit Guests to build a fire because of severe weather drought or Burn Ban.

13. Water/Septic:

The cottage is on a well and septic system. The mineral content in the water is high. During a drought, the well water may have an odor. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper and DO NOT throw in a large amount of toilet paper. No feminine products or hair should be flushed at any time.

14. Bad weather:

In some cases, where it's beyond our control and nature calls, the Owner will refund the deposit if roads are flooding or ice on roads prevent guests from arrival.

15. Noise:

The cottage is a family oriented place to stay. Please refrain from loud music or other loud noise which may disrupt the owners and their family.

16. Checkout policy:

Check-out is 11:00 a.m. on your scheduled day of departure. Please be prompt. The Innkeeper will need a few hours to clean and get the cottage ready for the next guests to arrive at 3:00 p.m. Leave all towels/linens inside cottage. Please lock front door and close the front gate when leaving.

17. Damage/cottage items: If there is damage to the property in any way, your credit card will be billed to fix the damage. Examples may include but not limited to: broken windows, hole(s) in the wall, broken lamps, damage to furniture and anything taken away from the cottage (linens, towels, furniture).

The parties agree to the terms of the Rental Rules

Guests names staying on property

Date: _____

Phone # (during stay): _____

Signature