

**OLLIE’S COUNTRY COTTAGE, LLC**  
**SHORT TERM RENTAL AGREEMENT**

This Short Term Rental Agreement is made by and between the owners, Jeanne B St Clair-Jonas & Elroy Jonas and renter \_\_\_\_\_ as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property:** The property is located at:  
5411 Purgatory Road, New Braunfels, Texas 78132

2. Rental Party: The rental property shall consist of Guest and the following persons:

3. **Maximum Occupancy:** The maximum number of guests is limited to **5** people. The cottage sleeps 4 comfortably or 5 –with a child. Additional charge of **\$20.00 per person per night** for guests will be accessed at owners’ sole discretion.

**Term of the Lease:** The lease begins at **3:00 p.m. on** \_\_\_\_\_ and ends at \_\_\_\_\_  
DATE

**11:00 a.m.** Checkout \_\_\_\_\_  
DATE

5. **Minimum Stay:** This property requires a **2 night** minimum stay. **3 night** minimum stay during Holidays (Christmas, Thanksgiving, Memorial weekend, Labor Day weekend and July 4th). If a rental is taken for less than 2 nights, the guest will be charged the current nightly rate fee during that Season.

6. **Rental Rules:** Guest agrees to abide by the Rental Rules attached at all times while at the property and shall cause all members of the rental party and anyone else which Guest permits on the property to abide by the following rules at all times while at the property.

7. **Access:** Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

**8. Rental Rate and Fees**

**Deposit: A deposit of the first night’s rent during the season is due when making a reservation through Ollie’s website.** The deposit is for security and is non-refundable if a reservation is canceled up to the 6th day prior to check-in. The amount of deposit will be applied to your stay. Rates may change, so please check the web for updated rates.

Current Rates are posted on website at: **www.olliescountrycottage.com**

**9. Cancellation Policy:** If Guest wish to cancel his/her reservation, the deposit will be refunded as follows:

100% if cancelled 14 days prior to check-in

50% if cancelled 7 days prior to check-in

10. **Payment:** Acceptable payment methods are personal check or credit card.

11. **Damages:** Any damages or missing furnished items that belong on the property will be charged to the Guests credit card. Owner will notify guest first and discuss damage(s).

Guest will be billed through “The Square” by email. If Guests hasn’t paid or notified owner by the 3<sup>rd</sup> notice, legal action will take place.

Short Term Rental Agreement, Rent Rules & Pet Policy must be signed and emailed back to owner/innkeeper at least 7 days prior to arrival. A Booking Confirmation will be emailed 2-4 days prior to Guests’ arrival with Check-in information.

**Guest address:** \_\_\_\_\_

**Guest phone #:** \_\_\_\_\_

\_\_\_\_\_  
**Guest signature**

\_\_\_\_\_  
**Date**