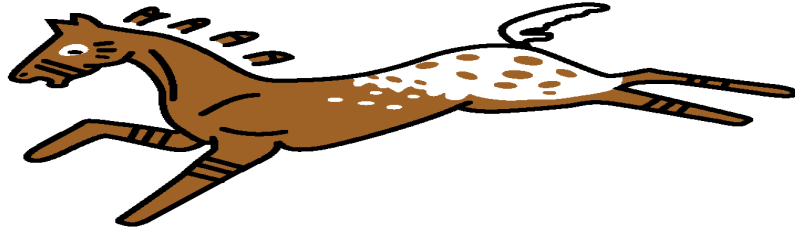


# The Spotted Horse Ranch



The following agreement shall from herein be referred to as the **Rental Agreement** between **The Spotted Horse Ranch**, owners of the cabins located at 17325 Deffenbaugh Road, Laurelville, Ohio. This binding agreement is between **The Spotted Horse Ranch** and \_\_\_\_\_ (you, the Guest).

Occupancy is limited to the following persons:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

- Guests shall check in between **3pm and 6pm**. The period between check in and check out, **11am**, shall be referred to as the **Occupancy Period**. Housekeeping arrives at 11:15am, and a late check out fee of **\$25** will be incurred upon late check out.
- **Damages to our cabins** will be assessed, documented, and photographed with each arrival and departure. Payment for assessed damages will be billed to the offenders credit card.
- Should the **Renter** of the cabin fails to comply with all terms listed in this

agreement, not only may additional fees be charged to your credit card on file for failure to comply with said terms, **The Spotted Horse Ranch** may evict guests for failure to comply. Notice of said eviction may be verbal, and may be reserved to any of the **Guests**. Upon Eviction, **Guests** would forfeit Rent, and **The Spotted Horse Ranch** shall charge any unpaid portion or damages to **Guest's** credit card.

- **Guests** are allowed Visitors, but overnights guests **must** register in the office, and pay accordingly.
- **No Smoking** in the **Cabins**, or on the **Trails**. Smoking is permitted on the decks and porches of any building where ashtrays are provided. Please do not use the property as an ashtray!
- Out of respect for other Cabin **Guests** and **Campground Guests**. We ask that quiet time begin at **11pm**.
- **The Spotted Horse Ranch** retains the right to charge a **Guests credit card for any damages** done to the Cabin and immediate surroundings. These charges would include but are not limited to, a reasonable estimate of the replacement value of **damaged property**, including all labor required to replace **damaged property**. As stated above, our Cabins are assessed, documented and photographed before and after any **Occupancy period**. Should you find damage upon checking in, please report it at the **Main Office** at once.
- **Cleaning and Laundering** of Cabin property between **occupancies** normally takes three (3) person hours in the 2 bedroom cabin, and four (4) person hours in the 3 bedroom cabin. Any **cleaning and laundering** done by **The Spotted Horse Ranch**, after an **Occupancy** period which is greater than the Customary Cleaning Hours, shall be considered **Excessive Cleaning**. The **Guests** credit card will be charged by **The Spotted Horse Ranch** an **Excessive Cleaning Fee**, billed at \$15 per hour.
- **The Spotted Horse Ranch** will not issue any refunds or adjustments due to any equipment or appliance malfunction, but shall make repairs as soon as possible.
- **Guests** may not ride **ATV's** on the trails, nor **hunt** on **The Spotted Horse**

**Ranch** property without explicit permission from the owner.

- If **Guest** gives notice to cancel the **Rental Agreement** 7-14 days prior to the check in date, and if **The Spotted Horse Ranch** cannot rent the entire **Occupancy Period** to another guest, a refund shall be issued to the **Guests** credit card of no more than **50%** of entire amount paid. If **The Spotted Horse Ranch** can rent the entire **Occupancy Period** to another guest, a full refund shall be issued, less a **\$100** processing fee. If **Guest** gives notice to cancel the **Rental Agreement** less than seven (**7**) days prior to check in, **no** refund will be given.
- **Insurance** dictates that no children under the age of ten (**10**) are permitted in the hot tubs at any time. **Swimming attire only** is to be worn in the hot tubs. Dyes and certain type of materials can cause serious **damage** to the inner workings of the hot tubs. Our Housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening. **DO NOT STAND ON THE HOT TUB COVERS!** Hot tub covers are designed for insulation purposes - **not** to support human weight, of any size! They will break, and you will be charged for replacement. When not using, please keep the cover on, to keep the tub warm.
- **Fireplace thermostats are kept locked for a reason.** If you find it too warm or too cold, simply walk up to the office, and a **Spotted Horse Ranch Team Member** will gladly adjust it to suit you.
- **Water and Septic** at our cabins are on wells and septic systems. The mineral content in the water is high. During a drought, the well water may have a slight odor. While the Septic System is very efficient, it will, however clog up if improper material is flushed. **Do Not Flush** anything other than toilet paper. Feminine Hygiene products should be wrapped up and placed in the bin. Failure to do so can result in over **\$200 in damages.**
- **ABSOLUTELY NO CANDLES ARE PERMITTED IN EITHER CABIN!**
- **The Spotted Horse Ranch** cannot be held accountable for **Storms, Power Outages, Inclement Weather or other Acts of Nature.** No refunds given

due to **Inclement weather**.

- **The Spotted Horse Ranch** is not responsible for the loss of personal belongings or valuables of the guests. 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 their visitors.

*Please read thoroughly, sign, date and return this Rental Agreement prior to your check in date.*

**SIGNED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

*Mail to:  
The Spotted Horse Ranch  
17325 Deffenbaugh Road  
Laurelville, Ohio  
43135*

