

# Lakeshore Tranquility or Serenity Contract

**DOG FRIENDLY - FREE WIFI - BOTH HOMES WATERFRONT WITH DOCKS**

## **1. Rates:**

Sunday – Thursday \$225 per night  
Friday & Saturday \$275 per night

Price per night is based on a minimum 2 night stay.

Price includes up to 6 People. If more people are desired there will be a \$25 additional cost per adult. \$10 additional cost per child. Anyone under the age of 18 is considered a child. We can add an additional air mattress for 2, or you can choose to use the couch. You may bring your sleeping bags or tents if you choose.

Weekly stays are available for the rate of \$1450  
The weekly rate includes 6 nights paid and 1 **FREE** night for a total of 7 nights.

Long term family or business stays, and off season discounts are available. Please ask for details of possible discounts.

Please call for your request so we can try to accommodate you. 740-572-6533

## **2. Payments:**

Accepted forms of payments include cash, check or money order. Unfortunately we do not accept credit cards at this time.

A \$300 security deposit is due at the time of booking. This deposit secures your date. If there are no incidental expenses then the deposit will be returned 15 days after departure. Full payment is due 45 days prior to arrival.

**Short Notice Booking** – If you are making a reservation within 30 days of your arrival; full payment is due within 5 days of booking or prior to your arrival, Whichever comes first.

## **3. Cancellations:**

A cancellation notice is required 30 days prior to your stay. A full refund is extended if the accommodations are re-booked for the entire reservation period.

If accommodations are not able to be reserved by a different party then there will be a 50% reimbursement towards future bookings.

Lakeshore properties is not responsible for the weather or other acts of God. However, there will be a 50% reimbursement towards future bookings.

#### 4. *Occupancy:*

Smoking is not permitted in any of our properties. If this rule is broken the responsible party may lose all of the deposit and may incur additional charges depending on severity of damage.

All bed linens and towels will be provided for guests.

A gas grill is also available, as well as a fully stocked kitchen with dishes, pots/pans and dish soap.

Guests will restrict occupancy to the stated limit of people for the reserved property at all times unless prior written approval is given.

In some prearranged cases, receptions, dinner parties and other functions may be held at our properties. Written permission must be given for functions like this to take place. Also a minimum function fee of \$300 must be collected prior to guest arrival. Larger functions may require larger function fees.

**Check in time: 3:00pm**

**Check out time: 12:00pm**

Minimum 2 night stay during peak season.

Minimum 3 night stay during the holidays. Rate is \$350 per night. Please reserve early for the high demand.

Peak season is from April 1<sup>st</sup> until January 5<sup>th</sup>.

Only Dogs are permitted with verbal authorization from the owner. Please give how many dogs and what breeds when calling in. You are responsible for keeping the dog within the property. No other animal may be permitted on or in the property. **NO CATS ALLOWED.**

#### 5. *Disturbance:*

Noise that can be heard from any other property must cease during the following hours and days:

Sunday – Thursday: 9:00pm until 8:00am

Friday and Saturday: 10:00pm until 8:00am

Please remember that outside voices do carry throughout the lake property.

Occupancy and use of the premises and amenities shall not be in a manner that disturbs neighbors. We are pleased to live in a peaceful community and intend to maintain that culture. We have the right to terminate this agreement and ask disruptive guests to vacate the property immediately. Any nights and/or monies unused will be forfeited.

**6. *Accidents:***

Guests agree to hold the property and owners harmless for any accident or injury whatsoever that may occur on the rental property during occupancy.

**7. *Additional Fee:***

Damages: Guest agrees to be responsible for all damages and/or excessive cleaning caused by members of guests party and agrees to pay all costs that exceeds the security deposit.

Maintenance and repairs are needed from time to time while guests are staying in the properties. Guest agrees to notify Lakeshore Tranquility or Lakeshore Serenity as soon as a maintenance problem occurs. Breakdowns and other maintenance issues will be repaired or replaced as quickly as possible.

**8. *Personal Items:***

We are not responsible for guests personal belongings that are lost, stolen or articles left behind. If requested and if found we will be happy to return any items at guests expense.

**9. *Check-Out Procedures:***

Check out is before 12:00pm on your day of departure. Please be courteous of the incoming guests and cleaning staff by vacating prior to noon. Check out time cannot be extended when the house is rented back to back.

Unless with permission, guests not checked out in time could be charged an additional \$50.00 per hour fee until check out is complete.

**Please indicate below which property you would like to reserve by circling one.**  
Please note: Lakeshore Tranquility has an in ground pool. Guest agrees to cover the pool every night and to not change the temperature settings. If this rule is violated a \$100 fee will be charged to cover extra cleaning and chemical replacement fees.

**Lakeshore Tranquility**  
6550 Spring Hill Drive  
Hillsboro, OH 45133

**Lakeshore Serenity**  
6516 Spring Hill Drive  
Hillsboro, OH 45133

**Please mail your correspondence to:**  
**968 Mount Olive Road**  
**Washington CH, OH 43160**  
**Make checks payable to: Lakeshore Tranquility or Lakeshore Serenity.**

Shirley Pettit  
(740) 572-6533  
[www.rockyforklakeshorehouserental.com](http://www.rockyforklakeshorehouserental.com)

**This agreement shall be enforced under the laws of the state of Ohio.**  
**This agreement may not be transferred or assigned.**

Lessee Signature \_\_\_\_\_ Date \_\_\_\_\_

Lessor Signature \_\_\_\_\_ Date \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Deposit Date: \_\_\_\_\_ Deposit Amount: \_\_\_\_\_

Full Payment Due Date: \_\_\_\_\_ Full Payment Amount: \_\_\_\_\_

