

CONFIRMATION OF RENTAL RESERVATION

ALL PAYMENTS MADE THROUGH PAYPAL TO:

Steve Necel
170 East 87th St Apt W12A
New York, NY

Tel: 201-707-7024

Email: reservations@windhamlogcabin.com

Date: _____*

Name: _____*

RESERVATION: 39 Brook Hollow Ln, Windham N.Y. 12496

CHECK-IN TIME & DATE: 3 pm , _____*
CHECK-OUT TIME & DATE: 11 am, _____*

In order to complete your reservation we will need:

⇒ A \$500 rental deposit. Payment can be made through www.PayPal.com using your existing Paypal account or Visa or Mastercard.

⇒ We will need a photocopy of your drivers license (to be mailed or e-mailed with signed confirmation)

At least one week prior to arrival:

⇒ We will also need a check for the amount of \$300. This is a damage deposit which will be returned to you in full within a week of your departure. The damage deposit is not applied to your rent.

⇒ The remaining balance of the invoice.

⇒ Please fill out and return completed this rental contract. Please double check before sending the completed contract that all lines marked with a “*” are filled in.

Rental Rules/ Contract for 39 Brook Hollow Ln, Windham N.Y. 12496.

The cabin, is located at 39 Brook Hollow Ln, Windham N.Y. 12496.

1. CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK OUT IS 11 A.M. EST. Unless otherwise arranged.
2. This is a **NON SMOKING** cabin. An extra \$300 for cleaning will be charged if there is evidence of smoking inside the house.
3. Pets are permitted in rental cabins only with prior approval. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. The house owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. A photocopy of Lessee's drivers license is required to secure reservation.
5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$300 is required. This is to be in the form of a check.. This must be received 7 days prior to check-in. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (7) days of departure, provided the following provisions are met.
 - a. No damage is done to cabin or its contents, beyond normal wear and tear. Any breakages or damages incurred during occupancy must be promptly reported. Any appliances not working properly must also be reported on checkout.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned.
 - d. All keys are left under the mat 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.
6. PAYMENT – An advance payment of \$500 is required upon making the reservation. The advance payment will be applied toward the room rent. The BALANCE OF RENT is due 7 days before your arrival.
7. CANCELLATIONS – A seven (7) day notice is required for cancellation. Cancellations that are made more than seven (7) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 7 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one month (30 days) prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least thirty (30) days prior to check-in.

9. **MAXIMUM OCCUPANCY**- The maximum number of guests per cabin is limited to fourteen (14) persons. An additional charge of \$10.00 per person per night for guests in addition to fourteen (14) will be assessed.
10. **THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY**; 3 nights during peak and holiday seasons longer minimum stays may be required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.
11. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.
12. **NO DAILY MAID SERVICE** – While linens and bath towels are included in the cabin, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cabins.
13. **RATE CHANGES** – Rates subject to change without notice.
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. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.
16. **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.
17. The 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.
18. Not to disturb, annoy, endanger or interfere with neighbors nor use premises for any unlawful purpose, nor violate any law or ordinance. The renter shall not sublet or let all or any part of the premises or assign this contract or any interest in it without the prior written consent of Steve Necel. Lessee agrees not to host large parties or events (weddings, receptions, large dinner parties) at the home, and that noise from small parties shall not disturb neighboring homes.
19. Lessee agrees that a minimum cleaning charge of \$100 is charged after tenancy. On rentals lasting 30 days or more, lessee agrees to a minimum of one (1) cleaning/maid service at Lessee's expense per thirty-day period (30) of reservation.
20. These premises will be rented to other individuals after this tenancy ends, and if Lessee does any act which results in a future tenant being unable to occupy the premises as he is entitled, Lessee shall be liable for all monetary damages incurred by future tenant, Lesser or Steve Necel, including reasonable attorney's fees and costs.

21.

I HAVE READ THIS CONFIRMATION AND WILL COMPLY WITH THE
CONDITIONS STATED ABOVE.

LESSEE SIGNATURE:

_____ Date _____ *

Print Name: _____ *

ALL PAYMENTS MADE THROUGH PAYPAL TO:

Steve.necel@gmail.com

Windham Log Cabin Rental Invoice

Date: _____*

Thank you for choosing our mountain house for your vacation. The house is located at **39 Brook Hollow Ln, Windham N.Y. 12496.**

Phone # (201)-707-7024

Please provide the following information:

Name: _____*

Address: _____*

Tel: _____*

Cell: _____*

Email: _____*

Number of people in party: _____*

Total bill \$ _____* = \$ _____*(rental rate) + \$100 (cleaning fee)

Please calculate your rental rate using a charge of \$200 for Mon-Thur nights and \$325 for Fri-Sun nights.

After I receive your \$500.00 deposit, your bill is as follows:

One week prior to arrival: Payment of the remainder of the bill & a check for \$300.00 Security Deposit which is fully refundable if there is no damage to the house or contents of the home.

As soon as I receive your final payment, I will the keyless entry code for entering the home.

Please sign and return one copy of this confirmation, and one copy of the rental rules. Thanks! Have a great Vacation!

Signature _____ Date: _____*

Cabin Rules and Information

Skis and Boots:

Please keep all your skis and boots in the entrance/laundry area, where there are racks for them. Do not walk around the main area in your ski boots.

Pond and Stream:

For safety reasons, swimming and ice-skating are not allowed on the property.

Lighting:

Do not flip any switches that have tape over them. It may cause a short circuit and you might find yourself without lights in parts of the cabin for the duration of your stay.

Garbage:

There are bears and other animals that are attracted to any garbage left outside. There is little that will stop bears from getting into trash cans or even storage sheds. Therefore it is our policy that all trash be kept in the two large trashcans inside the house. There is a garbage dump on Mitchell Hollow Rd where all trash should be thrown out as needed.

Note: There is a 2 - 4 dollar charge for each bag of garbage thrown out at the dump.

Grilling:

There are two outdoor grills, but only ONE is for use by renters. Use only the PROPANE grill to cook on the back deck with the grape arbour. There has been extensive renovation done to ensure the light color of the cabin exterior and any discoloration by grill smoke would be a shame, so please do not use the propane grill on the covered porches.

Smoking:

No smoking inside the cabin. Smoke can be very damaging and impossible to clean. Any evidence of smoking will result in loss of your security deposit.

Electric heat:

Be careful not to place the beds or any other objects flush against the baseboard heating as there is the risk of fire.

Before you leave, make sure ALL the brown thermostats are turned off ("small circle" setting).

Operating the Woodstove:

When lighting a fire, please use only newspaper or natural firestarters. Load the woodstove with wood and place some newspaper in between the logs. Next, light up the newspaper. You might need to try a few times before the wood catches on. Once the wood is on fire the woodstove should be run with the doors closed, the flue closed, and the air flap slightly open. Keeping the doors open leads to heat loss and is unsafe.

There are two adjustments on the wood stove:

1) The handle on the left side is the flue. Whenever the doors are closed you should ALWAYS keep the flue closed. When the flue is closed there is a passage in the stove for

smoke to escape. If you open the woodstove doors while the flue is closed, smoke will come into the room.

2) The other adjustment is the air flap on the back on the stove. This flap regulates the air in the stove. The wider the opening, the more heat will be produced.

There is a temperature indicator on the lower part of the chimney. You can regulate the temperature by widening or narrowing the opening of the air flap.

**KEEP THE TEMPERATURE OF THE STOVE UNDER 500 F DEGREES.
EXCEEDING THIS TEMPERATURE CAN MELT THE CHIMNEY AND CREATES
A FIRE HAZARD.**

If you see the temperature going above 500 F close the air flap immediately. The fire will still run for a long time even if the flap is closed.

Please leave the property as you found it, namely:

- ∞ The grapevines on the pergola are the pride and joy of the owners. Please treat them with respect.
- ∞ The former owners' children had scribbled their names on a couple of walls. We hope your stay will be a memorable one, but please do not add to the graffiti.

Before you leave:

Please make sure to lock all doors and turn off all the brown thermostats (see "electric heating" above). Please ensure all windows are closed and return all the outdoor chairs to the covered porches so they won't be damaged by the elements.

Do not leave any trash in the cabin, including anything you might have put in the two big garbage bins. Each trash bag left behind will result in \$10 being deducted from your deposit.

The rules above are provided to ensure a safe and enjoyable stay. Please enjoy the cabin and treat as if it were your own. Don't hesitate to contact us with any questions at 201-707-7024.