



Dream Corner Properties LLC
125 South Sherrylynn Blvd
Pleasant Hill, IA 50237
Website: www.dreamcornerproperties.com
Email: info@DreamCornerProperties.com

Rental Rules & Release of Liability

In consideration of services rendered by Dream Corner Properties LLC, to-wit: short-term rental of vacation premises, known as "Dream Corner Properties LLC," located at 4 Dream Lane, Richmond, ME 04357;

I hereby make this Release of Liability and Assumption of Risk, for myself, my guests, my family and any minor children or pets of mine who may accompany me, and my heirs and personal representatives; and I hereby state that I understand:

- CHECK-IN TIME IS AFTER 3 P.M. EST AND CHECK-OUT IS 11 A.M. EST.
Please NO Early Check-in or late check-out.
- WILDERNESS AREA - Premises are located in a wilderness setting, which includes bodies of water, slippery slopes, wildlife, poisonous plants, snakes and insects, among other things; which could result in physical stress, strain or serious injury.
- PETS ARE ALLOWED - Pet fees apply. Must maintain control of your pet. Must pick up after your pet. Please keep them off furniture & if their wet, dry them before entering the premises.
- We have a leave it as you found it policy.
- We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
- Activities & Games – even though we offer some games and activities, such as ladder golf, horseshoes and badminton, swimming; we are not responsible for any injury due to playing such games and activities.
- DAMAGE/SECURITY DEPOSIT- A damage/security deposit of \$300 is required (PER WEEK). This must be received with a signed rental invoice and this signed rules sheet at the time of the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - 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 proper containers, and soiled dishes are cleaned and put away.
 - d. All keys are left with our accommodations personnel.
 - e. No linens are lost or damaged.
 - f. No Early check-in or late check-out.
- DAMAGES - Any damages to Dream Corner property exceeding the security deposit I will be responsible for.



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- **PAYMENT** – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the rent. Please make payments in the form of traveler's checks, bank money orders, or personal checks payable to Dream Corner Properties LLC. The advance payment is not a damage deposit. The **BALANCE OF RENT** is due Thirty (30) days before your arrival date.
- **CANCELLATIONS** – Thirty (30) days notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment. Damage/reservation deposit will be returned. Cancellation or early departure does not warrant any refund of rent or deposit.
- **MONTHLY RESERVATION CANCELLATIONS** – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.
- **MAXIMUM OCCUPANCY**- The maximum number of guests per is limited to six (6) persons. Any number above this limit must be discussed in advance.
- **NO DAILY MAID SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.
- **RATE CHANGES** – Rates subject to change without notice.
- **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.
- **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

By Signing Below, I agree to all terms and conditions of this agreement and I hereby release Dream Corner Properties LLC, and their agents & employees, from liability for any accident, illness, injury, death or property damage occurring on or about the premises, or arising from my use and occupancy of the premises known as Dream Corner Properties LLC

Signature: _____ Date _____