



Indian Cove Farm

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Guest License Agreement

By acceptance of this Agreement, which consists of 3 pages, the Guest, _____ and all members of the Guest's party, acknowledge the conditions, limitations, and restrictions hereinafter set forth as this Guest License Agreement.

- Property:** The address of the property is 398 Indian Cove Lane, Raphine, Virginia 24472.
- Rental Period:** The Guest will arrive on _____ ("Arrival Date") and will depart on _____ ("Departure Date"). The Guest Agrees that check-in time is on the Arrival Date is no earlier than 3:00 p.m., and that check-out time on the Departure Date is no later than 11:00 a.m.
- Licensee:** The Guest Acknowledges that he/she is a licensee of the Owner and not a tenant, and that he/she is not acquiring any interest in the property.
- Rental Party:** The rental party shall consist of ____ adults and ____ children (defined as age not having yet reached 18th birthday). People other than those in the rental party as set forth in this paragraph may not stay overnight in the property. Any other person in the property is the sole responsibility of the Guest.
- Key:** There will be a \$20.00 replacement charge for any lost or misplaced keys.
- Telephone.** Guest acknowledges that there is no land line telephone within the property and that Guest must use his/her own cell phone for communications. We do have Wi-Fi available and The password will be supplied when you arrive.
- Television:** A monitor & DVD Player and some discs. No television service available.
- Furnishing:** The Guest understands that the accommodation is privately owned, including the furnishing. The furnishings include washer, dryer, stove, oven, refrigerator, microwave, dishwasher, coffee maker, vacuum cleaner, monitor & DVD player linens and bath towels (does not include beach towels; please bring your own). Please treat the furnishing as you would your own. The Owner is not responsible for providing any additional furnishings or equipment not presently on the premises.
- Indemnification:** The Owner is not responsible for any accidents, injuries or illness that occur while the rental party is on the premises or its facility. By accepting the 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 premises. The Guest agrees to indemnify, and hold harmless, the Owner for any injury to any person occurring on the property during the term of occupancy of the Guest and to compensate the Owner for damages to the premises, including damage to the furnishing and household items, which occur as a result of the Guest's occupancy, excluding normal wear and tear. Please do not rearrange furnishings or leave any furnishing (other than the porch furniture) out of doors.

10. **Necessary Maintenance or Repairs:** The Guest agrees that the Owners may enter the premises for the purpose of effecting necessary repairs and/or maintenance or for any other necessary purpose. Every effort will be made to arrange an appointment with the licensee.
11. **Guest's Property:** The Owners are not responsible for articles lost, stolen or left behind in the premises. However, every effort will be made to return forgotten items.
12. **Peaceful Occupancy:** The occupancy of the premises by the Guest shall be sufficiently quiet and peaceful. There will not be discharge of firearms and fireworks on the premises, unless prior approval by the Owners.
13. **Housekeeping:** There is no daily housekeeping service. The cleaning fee is included in rental rate.
14. **Pets:** No pets allowed in cabin, but dog kennels are available on farm. All dogs must be leached at all times while on the Farm.
15. **Smoking:** Smoking is not allowed in premises.
16. **Parking:** Parking is limited to area between the gravel road and the creek. No parking will be permitted near the cabin or outbuildings.
16. **Wild Animals:** WILD ANIMALS | watch and enjoy, but do not approach or interact with them.

Rental Rate and Fees:

a. **Deposit:** A deposit of \$200.00 USD (or 50% of the total due) is due with the signing and return of this Guest License Agreement to the Owners. The deposit is non-refundable except as noted in the paragraph below entitled "Cancellation Policy"

b. **Rental Rate:** Payment in full of the following fees shall be due 30 days before the arrival date.

Payment of the deposit and remainder shall be made either by credit card payment or by personal check payable to Virginia Sue Hecht and mailed to the Owners address indicated on page 1 of this "Guest License Agreement."

Description	Rate	Number Days	Total
Rental Rate			
Additional guest			
Subtotal			
Virginia Tax			
County Tax			
Total			
Deposit			
Total Due			

Cancellation Policy: If Guest wishes to cancel his/her reservation, the payment(s) will be refunded as follows.

- Full refund of deposit if cancellation occurs 31 days or more before the Arrival Date.
- No refund of deposit for cancellation 15-30 days prior to the arrival date, unless the accommodation is re-rented for the same period. If accommodation is re-rented, the deposit will be returned to the Guest within a week of the Departure Date originally agreed upon in the Guest License Agreement.
- No refund of full rental rate or taxes paid if cancellation is 14 days or less before the Arrival Rate.

The parties agree to the terms of this Guest License Agreement, as evidence by the signatures set forth below.

	Guest Signature	
Virginia Sue Hecht Owner Signature	Name (Printed)	
	Date	
	Phone (during stay)	
Date	Address	
	email	