

AMAZING BRANSON RENTALS VACATION RENTAL AGREEMENT

Please read your Vacation Rental Agreement carefully before you begin your vacation. Any monies received by Amazing Branson Rentals (herein referred to as ABR) for occupancy of Vacation Property indicated the acceptance of the terms of our Vacation Rental Agreement in full. All policies are strictly enforced. It is the responsibility of all guests and members of their party to be familiar with all policies pertaining to rental. When you made your reservation on line you have already accepted this agreement. So no action is required. 30% of your rental total is due upon booking.

Welcome! We look forward to having you stay and enjoy our Log Home. We have prepared a wonderful place for you and your family or friends. Please enjoy our home and keep in mind your safety and others.

RENTER REQUIREMENTS: For legal and accounting purposes, the person placing the reservation must be the same as the credit/debit card holder. This person is considered to be the Guest. All other persons involved with the rental are considered to be the Guest's invitees, and all discussion regarding reservation, cancelation, and damage policies will be discussed with the Guest, not the Guest's invitees. **The Guest understands that ABR rents to responsible adults over the age of 25 ONLY.**

RATES:

Rates are quoted on a per night, per week or per month basis as noted. Most rates quoted are for a specified number of people (ex: 4 for 2-bedroom, 6 for 3-bedroom), additional guests are subject to a per person, per day charge. Charges vary and are subject to change without notice. All properties represented by Amazing Branson Rentals come fully equipped with television(s), linens, dishes and utensils, dish soap, laundry detergent, and initial paper goods. (1 roll of toilet paper per bathroom, 1 roll or paper towels for the kitchen) Other amenities vary per property.

Guests are to bring such items as: Personal toiletries (Shampoo, soap), Beverages, Food, Clothing, Toilet Paper, Paper Towels. (Management will supply initial toilet paper and paper towels.)

CHECK IN/OUT TIME:

Unless specified, check-in time is after 3:00 p.m., and checkout by 11:00 a.m. on the day of departure for most cabins/properties.

Newton Lodge and Gypsy Del Cozy Lakefront cabin: check-in time is after 4:00 p.m., and checkout by 12:00 a.m.

ADDITIONAL CHARGES (NOT included in rate):

Rates do NOT include daily maid service (unless noted), gratuities, out-of-country (except Canada) long-distance phone charges, car rental, food, liquor, laundry, personal items, excessive cleaning upon departure (i.e. upholstery or rug shampooing, etc.).

RESERVATIONS AND PAYMENTS:

Payment of the applicable 30% Rental Deposit amount together with a completed Guest Reservation Application must be received and approved by Amazing Branson Rentals before a confirmation will be issued. No grace period will apply. Final payment, consisting of the remaining balance, must be received by Amazing Branson Rentals at least days prior to guest arrival. Failure to make final payments on a timely basis will make reservation subject to automatic cancelation.

CONDITION OF RENTAL:

The property shall be in the same condition upon departure as at check-in. Normal wear and tear excepted. Owner or its agents may enter the property at reasonable times to make repairs or provide maid service. Guest may cook in areas specifically designated for cooking. Guest must immediately notify Owner or agent of fire or other damage to property. Guest shall be liable for all acts of the family, invitees, employees, or other persons invited onto the property. Guest may not sublet or assign this rental agreement. Guest shall be responsible to return all keys and gate or garage door openers upon departure. Guest shall abide by the House Rules of the Owner, Property Manager, Condominium Association and/or the Booking Agent as provided to Guest. Guests shall not bring any pets onto the property. Guest will not smoke indoors. No parties shall be allowed without prior consent. Additional charges may apply. No catering or outside music permitted without prior consent, additional charges may apply. Guest shall not permit any use of pool or Jacuzzi by unsupervised children or other guests, and shall keep gates closed. Guest and other invitees shall use the pool and Jacuzzi at their own risk. Guest acknowledges that the owner would not rent the property unless the Guest accepted this condition and this agreement.

DAMAGES/ACCIDENTS/CLEANING TO RENTAL UNIT. Leaseholder agrees to notify the Rental Agent as to any damages or accidents that occur to the premises, to both real property and personal property during your rental period. **DAMAGES MUST BE REPORTED PRIOR TO CHECK-OUT IN ORDER FOR THE RENTAL AGENCY TO REPAIR/REPLACE SAID DAMAGES. OTHERWISE, ALL DAMAGE COSTS WILL BE THE RESPONSIBILITY OF THE LEASE HOLDER.** If your property is left in an unsatisfactory condition, trash not removed, dirty dishes, furniture moved, and so on, there will be an additional cleaning charge, charged to your account.

NOISE:

Tenants shall be entitled to the quiet enjoyment of the premises and must reciprocally respect the rights of the neighbors to the quiet enjoyment of their respective properties. No bothersome noise is permitted after 11 PM.

No Illegal Drugs or Minor Consumption of Alcohol or Fireworks: There shall be no use of any fireworks, illegal drugs or consumption of alcohol by minors of tenants/visitors on/in the grounds of property.

HOT TUB:

The hot tub pump will kick on periodically to circulate, filter and heat the water. It will activate automatically. You do not need to do a thing. It will do this even while the hot tub cover is on. This is normal. The water level will be filled to the proper amount upon your arrival. Please take care not to splash too much water out, or be tempted to add more water. Altering the amount of water in

the hot tub can disturb the chemical balance. Please carefully remove the hot tub cover when you are ready to enjoy it, and remember to replace the cover after your relaxing soak. The cover **MUST** remain on the hot tub when not in use in order to maintain its temperature. Please remember that absolutely **NO** suds of any kind, oils, or food is allowed in the hot tub. There is a hose next to the tub to rinse any excess sand that may be tracked in on your feet. This is very important as all of these things affect the filtering system. Draining and cleaning out the tub and filter system is very time consuming and costly. Also, after refilling the tub it can take 24 to 36 hours to reheat. Obviously this would not make for a pleasant arrival for our next guest. Therefore, please note: If the hot tub must be drained and cleaned after your stay, we will charge you a fee of \$200.

SWIMMING POOL & SPA DISCLAIMER:

I fully understand the potential dangers that swimming pools present to infants, children, teenagers, and adults, and I fully understand and agree to abide by **ALL** of the **SWIMMING POOL RULES** listed below. I agree to hold the property owners/management/individual cabin owners completely harmless against any and all liability, loss, damage or expense, including, without limitation, attorney's fees and cost of litigation, resulting from any and all swimming pool accidents or incidents occurring at the property. I agree to keep the door of the gate that opens to the pool area closed at all times. I also agree an adult must be present to supervise any children or teenagers in the swimming pool area. I agree to **NEVER** leave a child or teenager unattended on the property. Swimming Pools can be extremely dangerous for unsupervised children and teenagers, as well as adults swimming alone. Swimming pool accidents can happen to anyone, regardless of swimming ability, therefore we require that the following rules are strictly adhered to: **SWIMMING POOL RULES:** 1. All children and teenagers, regardless of swimming ability, are to be constantly supervised by an adult that can swim and is able to jump into the pool to assist a child in danger of drowning. 2. Keep a phone nearby to call 911 in the event of any swimming pool accident. All adults must know the house address. 3. Swimming alone is not permitted, regardless of swimming ability or age. 4. Don't leave any toys in the pool when the pool is not in use. Toys are an invitation for children to explore an unattended pool. 5. No running or jumping around the pool area is permitted. 6. No horseplay is permitted. 7. Be familiar with pool rescue protocols. 8. Be familiar with emergency CPR. 9. No glass items are allowed in or near the pool. 10. Alcoholic beverage consumption is **NOT** permitted in pool area. Persons under the influence of alcohol must not enter the pool. 11. Please notify us of any potentially dangerous pool or backyard condition that may be present. 12. For sanitary purposes, we respectfully request that all children that are not fully potty-trained wear swim diapers.

SECURITY DEPOSIT PROTECTION:

Streamline Getaways a Security Deposit Protection plan (Insurance). If you chose this option, the Security Deposit Protection plan offered by Amazing Branson Rentals covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to check-out. The policy will pay a maximum benefit of \$1500.00. Any damages that exceed \$1500.00 will be charged to the credit card on file. If, during your stay at one of our Rental Properties, an Insured Person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or replacement of such property up to a maximum benefit of \$1500.00. Certain terms and conditions apply. Full details of the Security Deposit Protection coverage are contained in the

Certificate of Insurance or Insurance Policy. By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Amazing Branson Rentals any amount payable under the terms and conditions of the Security Deposit Protection. Please contact Amazing Branson Rentals directly if you do not wish to participate in this plan or assignment and you had selected this option.

SECURITY DEPOSIT:

Guests who do not sign up for the Security Deposit Protection Program are required to make a Security Deposit to protect against any damages to and/or loss of items from the Property and to assure payment of items charged to the Guest Account. The deposit will be held in Amazing Branson Client Trust Account or the booking agents account and will be returned, minus deductions, not later than 14 calendar days after the termination of the agreement. We must give you a written statement at that time explaining any deductions. Deductions can be made for the following reasons: to repair or replace anything that is damaged or missing; to pay any and all amounts due; to replace all keys; additional cleaning expense or to clean excessive dirt (i.e. stained carpets, furniture, walls, appliances, etc.) and put the unit, and the things in it, in the condition when you moved in. If your deposit is not enough to cover all the damages and costs, you must pay the extra amount, and you authorize us to charge the credit card provided.

LIMITATION OF LIABILITY:

Under no circumstances shall Amazing Branson Rentals be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract or otherwise in law or equity as a result of rendering of the services or accommodations as described or substituted and including, without restricting the generality of the foregoing as a result of any delay(s), substitution(s), rescheduling(s) or change(s) in the provision of services or land accommodations by Amazing Branson Rentals or by reason of military actions, revolution or acts of God, government agencies, or unforeseen circumstances or events, by any agents, owners, employees, subcontractors, servants or services as substituted; Amazing Branson Rentals, at all times will act in good faith and use its best efforts to substitute with accommodations or services of a type as comparable as possible to those contracted. Amazing Branson Rentals will not be liable under any circumstances, including substitutions, to refund any unused portion of booked accommodations or services. Guests may also encounter the following risks: slippery floors and stairs, especially when wet, Swimming Pool and Hot tub, gas BBQ grills, clean/clear sliding glass doors, and dangerous stairs or pathways. Therefore, each guest agrees that he/she is voluntarily participating in any and all activities, risks, and use of the accommodations, and hereby assumes all risk of injury, illness, damage or loss to person and property that might result, including, without limitation, any loss or theft of personal property. By booking this property, you acknowledge that in all events and circumstances, Amazing Branson Rentals, its officers and employees shall not be liable. Amazing Branson Rentals reserves the right to cancel or rescind any rental agreement if it is found that the Guests are conducting unlawful activities, disturbing others by playing loud music, percussion, audio or instruments, or cause any loud or offensive noises, have made any misrepresentations about the nature or size of the group or use of the group or the use of the property or any other misrepresentations or any other way in breach of the rental agreement.

HOLDOVER, ABANDONED POSSESSIONS AND SERVICE OF NOTICES:

If you stay in the unit, without written permission, after the Rental Agreement has ended, you will be a holdover tenant and may be liable for twice rent under the Rental Agreement on a prorated daily basis for each day you are a holdover tenant. A late check-out fee of \$ 20.00 per hour (or portion of) will be charged for late check-out. If you leave any personal property, which we determine to be of value, we must contact you by mailing a notice. After 20 days, if you do not respond, we may advertise the items for sale or donate them to a charitable organization. If we have to give any notice to you, we can serve it to any occupant. By serving one of you, we have given notice to all of you. If we cannot deliver a notice to you, we may post the notice in a conspicuous place in or on the unit.

INSURANCE:

You understand that our insurance does not cover your belongings or damage that you cause. You agree that we are not responsible for any loss or damage during the term of the rental agreement. You agree to carry insurance covering all of your personal property located in the unit or bear full responsibility for its damage including damage from fire, water, theft, or any cause.

CHANGES TO A BOOKING:

An additional \$25.00 administrative fee will be charged by Amazing Branson Rentals for any change to a booking after a Confirmation has been issued. Acceptance of any change is subject to approval by Amazing Branson Rentals.

CANCELATION AND REFUNDS:

Cancellation of booking at any time after Confirmation has been issued may result in forfeiture of deposit(s). Cancellation within the 30-day period prior to check-in may result in forfeiture of the entire rental amount. Refund of monies paid for rental and services will be made under the following circumstances: (1) If, on the day that the rental is scheduled to begin, the property is unfit for habitation and no equivalent substitute can be obtained, or the property is not reachable by the usual means of transportation, or access to the property by visitors has been prohibited by authorities; or (2) The Property is re-booked for the same time period and at the same rate of initial booking. If a portion of the rental time is re-booked, a pro-rata refund will be made. All refunds, whether in whole or pro-rata, will be subject to the deduction equal to 15% of deposit(s) paid with a minimum of \$100. To protect against cancellations caused by certain unforeseen events, such as illness, death, natural disasters, etc., we recommend that guests purchase trip cancellation and Interruption Protection insurance to assure refund of deposits paid and reimbursement of other vacation payments. Such insurance is available through travel agents, auto clubs such as AAA, or from Amazing Branson Rentals

CATASTROPHIC EVENTS & EMERGENCY EVACUATIONS:

If a catastrophe (hurricane, tornado, earthquake, flood, etc.) or any situation simply beyond our control impairs the vacation rental, Amazing Branson Rentals is not responsible for finding alternate lodging for the renter or for the renter's financial losses related to transportation or alternate lodging. There will be NO REFUNDS OR CREDITS FOR EMERGENCY EVACUATIONS/WEATHER CONDITIONS. Therefore, we suggest you consider Travel Protection Insurance to secure your vacation investment and eliminate your financial risk. There will be no refunds of any kind for evacuations/weather conditions.

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RENTER REQUIREMENTS: For legal and accounting purposes, the person placing the reservation must be the same as the credit/debit card holder. This person is considered to be the Guest. All other persons involved with the rental are considered to be the Guest's invitees, and all discussion regarding reservation, cancelation, and damage policies will be discussed with the Guest, not the Guest's invitees. The Guest understands that Amazing Branson Rentals rents to responsible adults over the age of 25 ONLY.

DOWN PAYMENT/ PAYMENT: A reservation can be made with a 30% down payment paid by credit card when the reservation is made. Full payment is charged 30 days prior to scheduled arrival date. The credit card must have an expiration date that extends beyond your stay. If a reservation is made less than 30 days prior to arrival, full payment is due when the reservation is made. If the Guest(s) has no Visa, Master Card, or Discover Card, a cash payment can be arranged which will include an additional \$500 refundable security deposit. This security deposit will be returned within one week of the departure date, provided there is no breakage or damage to the premises and/or contents, there are no outstanding long distance phone or pay-per-view charges, no additional cleaning costs, and all other rules of this agreement are adhered to. A \$35.00 service charge will be incurred for any returned checks.

BALANCE PAYMENT: If no other payment is received 30 days prior to arrival, we will automatically run the balance on the credit card on file. Balance is due no later than days prior to your arrival date. We can keep the balance payment on the same credit card used for the initial payment, you can call with a different card, or a check or money order can be issued at least 30 days prior to your arrival. Please send your check or money order with a signed copy of the rental agreement.

DAMAGE POLICY: Every reservation requires either (1) a \$29 damage protection policy ("Vacation Rental Damage Plan") OR (2) a \$250-\$500 refundable security deposit. This Vacation Rental Damage plan covers unintentional damages to the rental unit interior that occur during your stay, provided they are disclosed to management prior to check out. The policy will pay a maximum benefit of \$1500. Any damages that exceed \$1500 will be charged to the credit card on file. If you damage the real or personal property assigned to your rental accommodation during the trip, the Insurer will reimburse the lesser of the cost of repairs or replacement of the property, up to \$1500. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are contained in the Description of Coverage or Insurance Policy (www.vacationrentalinsurance.com/G20VRD). The Vacation Rental Damage can be purchased up to, and including, check in time. By submitting payment for this plan, you authorize and request CSA Travel Protection and Insurance Services to pay directly Amazing Branson Rentals any amount payable under the terms and conditions of the Vacation Rental Damage plan. Please contact

Amazing Branson Rentals directly if you do not wish to participate in this plan or assignment and instead wish to pay the refundable \$250-\$000 security deposit.

If a security deposit has been made, no portion may be applied to additional rental time or fees or other charges accrued by the Guest/ Invitees. The entire deposit will be refunded if (1) no damage was done to the property other than reasonable wear and tear, (2) all keys are accounted for, (3) no items were missing, (4) all doors and windows were closed and secured upon departure, (5) all check out procedures were followed, (6) all Rental Agreement policies were followed, (7) no miscellaneous charges were incurred, e.g., unpaid rental fees, guests or animals, additional cleaning fees, or other charges.

As a condition to the rental of all Vacation Properties, Amazing Branson Rentals reserves the right to charge the Guest's credit card for any and all uncovered Guest/Invitee caused losses and damages sustained to the Vacation Property throughout the duration of their period of occupancy. In the event of any uncovered Guest/Invitee-caused loss or damage to the Vacation Property, including, but not limited to, undue cleaning, eviction, service calls, service charges, fines/assessments, repairs or replacements, plus all applicable taxes, Amazing Branson Rentals is hereby granted the right to charge the Guest's credit card. An itemized statement outlining all associated costs will be sent via regular or electronic mail to the address submitted by the Guest at such time as the reservation was booked. By written or electronic endorsement of this Agreement, the Guest hereby agrees to pay for all such charges, as defined above and on the proceeding pages.

UPON ARRIVAL: Take a look around the cabin. If there are concerns or issues with your rental property, please immediately contact our office (leave a message if there is no answer). No refunds or considerations are given unless were notified of problems during your stay. We will provide a form for you to document any pre-existing damage so you won't be held responsible, as well as a claim form for any damage that happens during your stay (if you purchased the Vacation Rental Damage insurance).

EMERGENCIES/ MAINTENANCE: In the event of a problem getting in the cabin or if there are problems with condition or functionality of the cabin, please immediately contact Amazing Branson Rentals (leave a voice message 417 559 8502 and 417.779.5880 and send a text message 417 559 8502 and 972 824 4394 if there is no answer!) If it is after office hours we will make every effort to return your call as soon as possible. If we do not promptly return your call and it is an urgent situation, you may call Vacation Rental Maintenance at (417) 699-8317. Otherwise, you will be contacted during normal business hours.

ARRIVAL TIME: Check in is at 3 pm for most cabins (except Newton and Gypsy Del at 4 PM). A very early arrival may be arranged for \$75 (\$100 at properties that sleep 11+), pending other reservations and the housekeeping schedule. Please contact us within 24 hours of your arrival to make these arrangements. Unless you have specifically arranged for an early arrival time, please do not arrive at the property before your schedule check in time.

DEPARTURE TIME: Check out is at 11 am for most cabins (except Newton and Gypsy Del at 12 PM). Your prompt departure is appreciated so we can prepare the cabin for any incoming guests. A very late departure may be arranged for \$75 (\$100 at properties that sleep 11+), pending other reservations and the housekeeping schedule. If you have not arranged for a late check out, you may be charged \$35 for each hour beyond 11 am you are still on property, at a minimum of one hour. If

the cabin has not been vacated by 4 pm, a fee equal to the rental rate of 2 ½ days may be assessed.

CANCELATIONS: If you need to cancel and have purchased the Insurance please contact CSA and file a claim. If you have not purchased the cancellation insurance and you need to cancel you may forfeit your payments. We will strive to re-rent the dates that you had reserved. If we are able to rebook we will refund you the dates we rescheduled minus a bank and admin fee, approx. \$100-\$150. Cancellations or reschedules made with less than 30 days' notice will result in 100% loss of all payment less any security deposit or damage waiver. If we can replace your reservation and rebook the dates, we will refund you minus the bank and admin fee. This loss can be avoided if CSA Travel Protection Insurance was purchased and the reason for cancellation is covered under the travel insurance policy. All reservation changes must be acknowledged in writing.

POWER/ WEATHER RELATED CANCELTION: Amazing Branson Rentals does NOT issue refunds due to acts of nature such as: weather, road conditions, snow conditions, power outages or forest fires, but CSA Travel Protection Insurance does provide some protection against these instances. If the property is uninhabitable due to such circumstances and you did not purchase insurance, reservations can be rescheduled for future dates within one year of the reservation date.

VACATION RENTAL INSURANCE: CSA Vacation Rental Insurance is available through Amazing Branson Rentals and covers cancelation or interruption of your stay, travel delay, baggage delay, rental car damage, and emergency/medical/dental expenses. Please read your documentation carefully as certain limitations, restrictions, and exclusions apply. The plan is optional, but we strongly recommend it. In case of unforeseen events, this insurance helps protect your vacation investment. **IF YOU CHOOSE NOT TO PURCHASE THIS COVERAGE, NO REFUNDS WILL BE GIVEN WITHIN THE 30 DAY PERIOD.** For questions concerning the travel insurance or to make a claim due to a cancelation, please call CSA directly at 1-800-554-9839. The insurance premium, 6.95% of the total, is non-refundable and non-transferable. For more information please visit www.vacationrentalinsurance.com/CSA330

CHANGE IN NUMBER OF GUESTS/CONDUCT OF GUESTS: Guest(s) agrees that more than the number of people stated on the reservation shall not occupy the premises. Unauthorized people at the cabin at any time will result in a double charge for each additional guest or a maximum occupancy charge (whichever is more), and loss of any security deposit, in addition to any and all damage, disturbance, and cleaning charges. The rental is not intended for parties, nor gatherings at any time of anyone except those who have paid to occupy the property. Exceptions are made on an individual basis - please contact Amazing Branson Rentals for prior approval. If there is excessive noise or music, any illegal activity, or evidence of violation of these policies, you may be asked to vacate the premise without any refund and additional charges may be assessed. Each cabin has a **maximum amount of guests that are allowed which is strictly enforced.** If occupant exceeds the bed limit for any reason you are considered in violation of this agreement and will be charged a minimum fine of \$100 per person per night. Please inform us of any change in the number of guests before your arrival to avoid these charges and so the cabin can be prepared appropriately for your group. No exceptions or refunds are given for changes in the number of guests after your arrival.

CLEANING FEE(s): A non-refundable cleaning fee is required with all reservations. This fee is

for our housekeepers who dust, vacuum, sanitize, clean linens and towels, maintain the hot tub and remove refuse from the property. Guest(s) are required to follow all check out procedures detailed in this agreement and leave the property in the same general and good habitable condition it was in when the Guest(s) arrived. Undue and/or unreasonable cleaning of the cabin shall be charged to the Guest's/Cardholder's credit card as an Additional Cleaning Charge at a rate of up to \$45/hour, with a one hour minimum. This also applies to the property exterior, grounds, BBQs and hot tubs (if so equipped).

DEPARTING REQUIREMENTS: A starter supply of expendable supplies such as paper goods and laundry detergent soap is provided; please bring additional if you feel this will not be adequate. Housekeeping is not provided during your stay unless previously arranged. Failure to comply with pre-departure cleaning requirements resulting in excessive cleaning will be charged to your credit card at \$45/hour, with a one-hour minimum:

- 1) Place used towels in the bathtub.
- 2) All dirty dishes, cookware and eating utensils should be washed, rinsed, dried and put away in the proper location.
- 3) Floors should be in generally good condition and ready to be vacuumed by our housekeepers.
- 4) All household trash, garbage, recycling and/or other discarded items should be properly bagged up so as to avoid spillage/leakage, and deposited in the proper refuse containers provided. Please do your best to help us recycle by hauling it out with you. Cabins are located in wooded settings where wildlife abounds - therefore, under NO circumstances should household refuse be deposited and/or otherwise left unsecured outside or additional charges may apply. Pick-up of household refuse can be arranged for extended stays.
- 5) Refrigerator and microwave should be left clean and free of food.
- 6) All appliances (stove, oven, BBQ, etc.) should be left in a clean condition and free of spills and grease.
- 7) All litter must be picked up from the premises and placed in the outside garbage cans, tied securely in trash bags.
- 8) Please try not to leave any pet hair in the home! Duct tape works great on furniture
- 9) GLITTER AND CONFETTI ARE NOT ALLOWED AT ANY PROPERTY, INSIDE OR OUTSIDE.
10. A late check-out fee of \$ 20.00 per hour (or portion of) will be charged for late check-out. Tenant does not have the right to use or occupy the rental until check in time

LINENS & TOWELS: Bath towels, sheets, pillows and blankets are provided. We do not provide any linens or towels for outdoor use. DO NOT take the cabin's linens or towels outside. Bring items with you that you may need for hot tub use, sunbathing, or smoking outside. Please allow us to wash the cabin's linens unless you need clean linens during your stay.

SMOKING: Smoking is NOT permitted in any Amazing Branson Rentals. Smoking is allowed outside as long as butts and ashes are not left behind. Discard the butts and ashes in the outside garbage. Do not throw butts on the ground (including the fire ring) or bring them into the cabin. If there is any tobacco smell in the cabin after your departure, there will be a minimum \$250 charge. Oil lamps, candles and incense are not permitted due to the long-lasting odor. If these policies are violated, there will be a charge for excessive cleaning.

PLUMBING: Do not put any feminine products in the toilet. The toilets are water-saving models and don't have a strong flush - limiting the amount of toilet paper used will help prevent a clog. Plungers are provided if a clog occurs. Please do not pour grease down the drain. Grease pots are provided.

SATELLITE TV, INTERNET & PHONE CALLS: All properties are privately owned and have different subscription packages for cable and/or satellite and internet. Amazing Branson Rentals does not guarantee any programs, events or reception. Guest(s) are liable for ordering any Pay Per View - if Guest(s) does not use their own credit card for ordering, programming charges plus an additional \$50.00 processing fee will be charged to the credit card we have on file. Some properties are equipped with a telephone; short calls within the U.S. are permitted.

WOOD STOVE/FIREPLACE: During winter months some properties provide firewood ! Do not put anything except wood or wood products in the fireplace. Do not put any flammable material on or near any heat source, such as the electric baseboard or wood stove. **DO NOT LEAVE CABIN WITH A FIRE IN THE WOOD STOVE OR FIREPLACE!**

FIRE in FIREPIT: Some of our properties in Branson Cedars have access to a fire pit near the swimming pool. You will need to bring firewood to this venue.

PETS: Pets are allowed as long as the applicable pet fees have been paid. Unauthorized occupancy of pets will result in immediate eviction and loss of all rents and deposits. If discovery of unauthorized pets is made after your departure, a penalty of \$75/day plus any additional cleaning charges will be assessed. If you are given permission to bring a pet the following rules must be followed:

- 1) \$12 per night/\$50 per week usage fee for each pet. There is an additional \$25 added to the original cleaning fee.
- 2) No pets on any furniture or bedding.
- 3) Please do your best to remove all pet hair to avoid additional cleaning time/charges.
- 4) All waste must be picked up and placed in the garbage cans tied securely in trash bags.
- 5) No pets in the hot tub or bath tub.
- 6) Pets should not be left unattended in cabin unless crated.
- 7) Include the damage waiver policy. This will give you coverage of up to to \$1500 caused by authorized pets per the CSA policy.
- 8) Any cleaning that must be done will be charged to renter at rate of \$45 an hour.

SERVICE ANIMALS: Many of our properties have never had animals. We have some properties that do have animals. If you have a service animal you will need to send the physician letter to use at least 72 hours prior your arrival. You also must inform us in writing that you have a service animal that will be staying in the property. The properties that have not ever had animals are for the owners/guests that have allergies or reactions to animals. You must inform us if you have a service animal upon making your reservation. Some of our properties have never had an animal in them due to disabilities.

HOT TUB USE & RULES: Use of the hot tub is strictly at your own risk and liability. The hot tubs are regularly sanitized and chemicals replenished in all hot tubs prior to your arrival. If additional maintenance is required during your stay, or the next guests are unable to use the tub due to conditions resulting from your failure to observe the following rules, there will be a \$45 charge (and cost of supplies if necessary) for each hour of required maintenance. If we have to drain the tub it will be a \$200 charge. Instructions for the tub controls are posted in the information book in the cabin and also in the smart app. A \$25 refund/night will be given if you are unable to use the hot tub due to malfunction not caused by Guest(s).

- 1) ALWAYS SHOWER OR BATHE BEFORE AND AFTER USING THE HOT TUB! Body oil, makeup, hair products, etc. clog filters!
- 2) An adult must always accompany children.
- 3) Observe the safety precautions posted at the tub and have all guests do likewise.
- 4) Do not sit, stand or lie on the tub cover; a \$300 charge will be made if the cover is broken this way.
- 5) Unhook the safety strap before removing the cover.
- 6) Replace cover when you are not in the tub and secure the safety strap to conserve heat, for safety, and to keep debris out of the water.
- 7) If temperature has been adjusted during use, MAKE SURE to return the temp to the original setting when done.* Failure to reset may cause the hot tub to over-temp & stop working, possibly resulting in additional charges.
- 8) Use non-breakable drink containers in the tub area.
- 9) DO NOT ADD ANYTHING TO THE HOT TUB WATER such as bubble bath & oils, even if they say they are compatible.
- 10) If the water level is low (below the filter intake) add more water or call, as low water can destroy the pump, resulting in additional charges.
- 11) If the water looks cloudy or dirty, please call.* If it is found that the service is necessary due to Guest abuse, the Guest will be responsible for the charges.

(*Hot tubs may be drained and refilled before your arrival; therefore, it may not be warm until later that evening. Also, due to the high mineral content in the mountain water at some of our cabins, the hot tub may initially appear cloudy until the minerals settle. If the conditions persist, please call.)

LEFT ITEMS: Please check carefully for belongings before you leave. Left items can be mailed to you if requested and you will be charged shipping costs plus a \$10 service fee. Amazing Branson Rentals is not responsible for lost or stolen items.

RIGHT OF ENTRY: Guest(s) agree that Amazing Branson Rentals reserves the right to enter the rental property any time to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements as we may deem appropriate, or to show the property to prospective purchasers or guests (in which case prior notification will be given).

SECURITY & SAFETY RISKS: ALWAYS LOCK DOORS AND WINDOWS WHEN YOU LEAVE THE CABIN! When you rent the cabin, you assume responsibility for it and its contents, as well as your personal property. Always lock the doors and windows when you leave the cabin.

Instead of using a key we use a key pad which you will be given a code. This code is changed with every guest for security. We also have a key in a lock box in the event it is needed. Guest is responsible for lost key replacement costs. Children are welcome, but there are conditions in and around the home that may pose hazardous to them, as well as to adults, such as the open stairways, wildlife, icy surfaces and fireplaces. Amazing Branson Rentals does not assume any responsibility for injuries resulting from your failure to use due caution. Children must be supervised at all times. Candles are not allowed due to fire hazard except citronella candles in buckets outside, or supplied emergency candles in case of power outage.

WINTER CONDITIONS: We will attempt to have the driveway and walkways clear of snow before your arrival. A shovel is provided should you need it during your stay. Please be cautious when there are icy conditions. During the winter months, it may be required to carry chains or have traction tires. 4 wheel drive is recommended.

INDEMNIFICATION & HOLD HARMLESS: While ABR and its Property Owners strive to maintain Vacation Properties in the finest condition, no guarantees are expressed nor implied regarding suitability or for any particular purpose. All Guest(s) and their invitees use the Vacation Property structures and premises at their own risk. ABR and its Property Owners shall not be held liable or otherwise responsible in any way for injury to any Guest and/or their invitees that is caused or permitted to be caused by the intentional or unintentional acts of said Guest(s) and/or invitees, or by the failure of structures, appliances, (including hot tubs and BBQs) furnishings, and/or other equipment, whether by malfunction, misuse, acts of God/nature, and/or are otherwise naturally occurring. No guarantees are expressed nor implied as to the suitability of utilities and other services provided to the Vacation Properties and adjacent structures and premises. No guarantees are expressed nor implied regarding the suitability/compatibility of materials utilized in the construction of the Vacation Property and/or its contents. ABR and its Property Owners shall not be held liable nor otherwise responsible in any way for allergic reactions to Guest(s) or invitees, caused or permitted to be caused by materials utilized in the manufacture of the Vacation Property and/or its contents, nor from mold and/or airborne spores, nor from pet/animal allergens, nor from chemical agents including, but not limited to appliances, linens, carpeting, utensils, fixtures, hot tubs, and/or other equipment. By written or electronic endorsement of this Agreement, Guest(s) and invitees hereby agree to forever hold-harmless and indemnify ABR and its Property Owners from and against all claims, demands, loss, liability/responsibility of any kind and character, including cost of defense, arising out of or in any way connected with the Guest(s) use of the property.



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