

Waters Edge Lodge
Gentle Slope Properties, LLC
6583 Frances Ln
Shelbina, MO 63468

Phone: 660-651-3948 Email: cmschwada@yahoo.com Fax: 573-588-7605

The Village Of Gentle Slopes, Lake of the Ozarks

Property Address:

16835 Gentle Cove Terrace

Gravois Mills, MO 65037

Your signature on this agreement, registration form, payment of money, or taking possession of the property after receipt of this agreement, is evidence of your acceptance of the agreement and your intent to use the property in accordance to the following vacation rental guidelines. Please take a few minutes to make certain that you understand what we provide and what is expected of you, our tenant, and that of your guest(s).

CONTRACT RENTAL AGREEMENT & PROPERTY INFORMATION

CHECK-IN / CHECK-OUT: Check-in will be 4 P.M. Check-out will be at 10 A.M. Exceptions must be pre-arranged with management. Early check-in or late check-out that **has not** been pre-approved, will result in an additional charge of \$100.00.

DEPOSITS: Rental Deposit: An \$800.00 rental deposit is due when the reservation is made, provided your reservation is made more than 30 days in advance of your scheduled arrival. Rental deposit can be made with personal check, cashier's check or money order. The balance of your rent will be due 21 days before your scheduled arrival. Reservations made less than 30 days prior to your scheduled arrival will require full payment at the time of reservation and will have no cancellation or refund options.

CANCELLATIONS: Many reservations are made 9 to 12 months in advance. Cancellations must be made 180 days in advance of your scheduled arrival in order to be eligible for a deposit refund. Your deposit will become non-refundable in the event you fail to cancel your reservation 180 days before your scheduled arrival. An administrative fee of \$100.00 will be charged to all cancellations.

SECURITY DEPOSIT: An open credit card will be required for a security deposit. It will be held as a deposit to cover additional rental charges, smoking charge, pet charge, additional people charge, theft, damage or destruction of said property (see liability section). Renter accepts and understands their liability to be financially responsible for any dollar amount of damage over and above normal wear and tear. In the event of theft, damage, destruction or loss of any kind on said premises, repairs or replacements will be made and charged to your credit card, providing you with a list of itemized charges.

CLEANING: All rentals will include a mandatory cleaning upon departure, which prepares the home for the next rental. You and your guest(s) are required to; A) Ensure the home receives reasonable cleaning during your stay, i.e. vacuuming, sweeping, etc. and prior to departure; B) Put dishes in dishwasher and start before your checkout. C) Remove all food from refrigerator and freezer; D) Remove all trash from house and place trash in dumpster; E) Leave furniture and other

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contents in original location and condition, and F) lock all doors and windows. The housecleaner will handle the rest!

PERSONAL PROPERTY: Management and/or owners are not responsible or liable for loss or damage of personal property left behind.

RIGHT OF ENTRY: Our staff, the owner(s), and/or our representatives have the right to enter premises during tenancy to inspect, and to make necessary property repairs. If a service call is made and entry is refused, tenant will be held liable for the service call fee.

ADDITIONAL PEOPLE: Rental rates are based on a daily occupancy of 8 people. Renter registration information (see below) must be completed prior to check-in with an accurate count of total people in your party. Additional people will be allowed in the unit at a rate of \$10.00 per day, per person prior to check-in. Any additional people MUST be approved prior to check-in. An additional person is defined as any person that will be in or on the property for a period of more than 2 hours. A \$100.00 per day charge will be assessed for breach of this agreement where occupancy exceeds the original registered check-in occupancy.

PETS: No pets of any kind will be allowed on or in the property at any time. No exceptions. If there is evidence or knowledge of a pet or a pet found on or in the property, you and your guest will be evicted from the property immediately with no refund and \$100.00 per day (based on days occupied) charge will be assessed for breach of this agreement.

SMOKING: Smoking is not permitted in the house at any time. You may smoke on the decks, docks or patios at any time. We encourage proper disposal of cigarettes butts in ash trays (not provided), not in the lake. A \$100.00 per day charge will be assessed for breach of this agreement.

FIREWORKS: Due to insurance risk and respect to our neighbors, fireworks are prohibited from being discharged on or around the property at any time. No exceptions. Local seasonal fireworks displays are provided for your enjoyment at no charge. Violators will be evicted from the property immediately with no refund.

SAFETY: Each person is responsible for his or her own water safety and life saving devices. Children (age 12 and under) are **required to wear a life vest while on dock and/or swimming.** Children (age 12 and under) are also **required to be accompanied by an adult (over age 18)** while on dock, ramp, and/or while swimming. No exceptions. No hard play, pushing or unsafe behavior will be permitted on or near the water. The depth of the water at the dock will vary as lake levels fluctuate. Do NOT dive off the dock!!

BOAT DOCK: Available for your use is a dock consisting of a swim deck, one covered 10' x 30" boat slip, sun deck, and swim ladder. Dock also has a storage locker where chains and other miscellaneous water items are stored. You are welcome to use any of these items, please when you are finished using them place them back in storage locker. Keep in mind that heavy winds can blow items into the water, so be responsible and take the appropriate action when these conditions could exist. Please pull up and secure swim ladder from the water when not in use.

FISHING: Fishing permits *are* required pursuant to Missouri Department of Conservation guidelines. Permits can be obtained at many local stores. Fishing off shoreline around rentals and/or your dock is allowed. Area can be slippery; you do so at your own risk.

HOME SECURITY: Prior to your arrival after final balance has been paid, you'll receive security

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information for entering and exiting home. Please act responsibly when you're not present in the home, regarding keeping doors locked and windows closed. Don't feel this isn't a safe place, because it is, we've never had a problem with theft or vandalism of any kind. However, the defensive things we can do to minimize such actions is prudent. Seasonal storms can move in rapidly and cause damage from water coming in through open windows and doors. Please be aware of these conditions and act appropriately. When checking out, secure home making sure lights, appliances are turned off, doors are locked and all windows closed. You are responsible for water damage, etc. that may occur from failure to properly secure home. We thank you for treating our home as your own.

QUIET TIME: Quiet time will be from 10 P.M. to 8 A.M. Sunday through Thursday, and Midnight to 8 A.M. Friday and Saturday. Please understand that our property is located in a residential neighborhood. We ask that outdoor noise and excessive music, etc. be discontinued during quiet time. Late and/or loud parties are not permitted.

You and your guest(s) will be required to vacate the premises and forfeit the rental fee for any of the following reasons; A) Using the premises for any illegal activity including, alcoholic beverages by or to persons less than 21 years of age; B) Causing damage to premises rented or to any of the neighbor's properties; C) Any other acts which interfere with the neighbor's right to quiet enjoyment of their property. If for any reason law enforcement is notified due to disturbances emanating from the premises, grounds or lakefront, there will be a **\$500** charge to your credit card per incident.

TRASH: Depending on your length of stay it may be necessary to eliminate trash so it will not accumulate on premises. A trash dumpster for your trash removal is located nearby. Back out drive and turn left on Gentle Cove Terrace, take the first left, go a very short distance and you'll see the dumpster in the maintenance yard. Please put all trash in the provided plastic trash bags

CREDIT CARD AUTHORIZATION: Your signature on this agreement, registration form, or payment of money, or taking possession of the property after receipt of this agreement confirms authorization for us to debit the known credit card account for the initial deposit, balance of rental charges, and/or to reimburse Gentle Slope Properties, LLC, our staff, the owner(s), and/or our representatives, for costs incurred to repair/replace damaged or lost items. Charges to the credit card may include, but are not limited to: damages over and above normal wear and tear, theft, smoking violation, excessive clean up, excessive trash, pet violation, unreturned keys, lockout charges, unauthorized early check in or late check out, disturbances, and/or exceeding occupancy limits, and any applicable credit card fees associated with above charges. If a fee is charged, a letter will be provided to you explaining the reason for the additional credit card charges.

TAXES: All rental prices are subject to Missouri state sales tax and county lodging tax. If a property is within any city limits, additional local taxes may apply. Taxes are subject to change and are assessed on the date of occupancy.

HOLD HARMLESS: We strive to make your stay enjoyable; however we ask that you use common sense during your stay. We expect that all persons in your party will use good judgment regarding the house, furnishings, personal property, water safety, boating safety, etc. Gentle Slope Properties, LLC, our staff, the owner(s), and/or our representatives do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity, or plumbing. Nor will Gentle Slope Properties, LLC, our staff, the owner(s), and/or our representatives accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. Refunds will not be issued for any of the aforementioned items.

ASSUMPTION OF RISK, RELEASE AND INDEMNIFICATION: The signer and his/her guests agree

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to assume all risk for injury, death, or damage to persons or property in any way arising from the rental of an owned or leased property or boat slip and participation in recreational or other activities on or about the premises and related facilities. Further, said parties hereby release Gentle Slope Properties, LLC, our staff, the owner(s), and/or our representatives from any and all liability for such injuries and/or damages in any way arising out of their use of the premises and related facilities and agree to indemnify and hold them harmless from any claims, demands, losses or causes of action arising out of said use. Signer and his/her guests also agree to be responsible for any and all damage to the property owned or leased by Gentle Slope Properties, LLC, our staff, the owner(s), and/or representatives, which in any way arises out of the use of the premises and related facilities by said parties. Tenant and Tenant's guest(s) will be responsible for any and all legal fees, and any other expenses, which may result in addition to any right or remedy by law. It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Morgan County, Missouri.

ANY VIOLATION OF THE ABOVE POLICIES AND PROCEDURES CAN RESULT IN THE IMMEDIATE TERMINATION OF YOUR STAY, WITH NO REFUND. YOUR SIGNED REGISTRATION FORM IS YOUR AGREEMENT TO ADHERE TO THESE POLICIES.

We thank you for your understanding and cooperation.

Noncompliance with the above may result in your being asked to leave the premises immediately with no refund.

We prefer you contact us by phone at: Connie Schwada 660-651-3948

Gentle Slope Properties, LLC

6583 Frances Lane

Shelbina, Missouri 63468

Phone: 660-651-3948

Fax: 573-588-7605

www.lakeoftheozarksvacations.com

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Primary Tenant/Guest #1 _____ Date: _____

Primary Tenant/Guest #2 _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Email: _____ Fax/Alt. Ph: _____

Reservations:

Reservation Date: _____ Arrival Date: _____ Departure Date: _____

Rate per day: _____

Number of Days: _____

Number of Adults: _____

Number of Persons: _____

Children 12 & Under: _____

Additional Charges: _____

SUB Total: _____

Sales Tax: _____

Total Charges: _____

Deposit Amount: _____ **Date received:** _____

Current Balance: _____ **Date Balance Paid:** _____

CREDIT CARD AUTHORIZATION: *I further acknowledge that I have received, read, understand and agree with the terms of this rental agreement (including charges, deposits, cancellations, and refund policies).*

Signature: _____ Date: _____

Name as Appears on Card: _____ Circle one: M/C, V, Discover

Credit Card#: _____ Expiration: _____ Sec. Code _____

Billing Address (if Different than above): _____

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GUEST LIST

Primary Tenant/Guest #1 _____ Age: _____

Primary Tenant/Guest #2 _____ Age: _____

Guest #3 _____ Age: _____

Guest #4 _____ Age: _____

Guest #5 _____ Age: _____

Guest #6 _____ Age: _____

Guest #7 _____ Age: _____

Guest #8 _____ Age: _____

Guest #9 _____ Age: _____

Guest #10 _____ Age: _____

Guest #11 _____ Age: _____

Guest #12 _____ Age: _____

Guest #13 _____ Age: _____

Guest #14 _____ Age: _____

We strive to make your stay at our home at The Lake Of The Ozarks enjoyable and a place you'll want to come back to!

Owner/Management Approval _____ Date: ___/___/___

Thank you for visiting us online.

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