

**Ohio Fair Housing Law:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 412.01 of the Revised Code, ancestry, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

**Payment Requirements:** 50% is due at the time of booking and final payment is due 30 days prior to arrival. Please note that if your reservation is made within 30 days of your check in, full payment is due at the time of booking. Unless another card number is relayed to the office staff, final payments will automatically be charged to card on file, based on the guest count claimed at the time of booking, 30 days prior to arrival.

**Credit Card Authorization:** By entering the card number as a payment method during an online reservation, or giving the information to a staff member over the phone, the guest is stating that they have the legal right to use the card/s listed on file and are acknowledging/approving the charges to be made for the quoted reservation price and any additional amounts that should arise based on a change in guest count or damages (see "Damages" section below) caused as a result of anyone in the reservation party. By making a reservation, it is understood that the policies have been reviewed and are accepted by all members of the reservation party.

**Reservation Requests:** Note that making a reservation request online DOES NOT guarantee that said request will be approved. Pricing and availability is subject to change and the potential guest will be notified of such changes, if any, prior to the acceptance of a reservation request.

**Pets:** Not Allowed

**Service Animals:** Service animals are permitted at any of our properties. Documented "Service Animals" are free of charge. At the time of booking, the guest must provide a copy of the Service Dog/Pet Certification or a letter from their physician for validation.

**Weekend Pricing:** Any reservations of 2 nights that include Friday or Saturday will be charged (both nights) at the weekend rate.

**Holiday Pricing:** Any reservation that includes a holiday will require a 3 night minimum stay and each night will be charged at the holiday rate.

**Liability:** Renter agrees to assume all responsibility for an accident, injury or damage that may result in or about the premises, to persons or property (including those of Renters guests), and that the Owner and its agents shall not be held liable, or responsible for such injury, accident, or damage. Renter assumes the risk involved with the use of the hot tub, swimming pool, pond and any and all other rental facilities and agrees to save harmless and indemnify the Owner and its agents from any and all claims and liability of any nature which may arise by reason of the use of the same renter or others using the same during renters occupancy. Renter assumes responsibility of all guests during the reservation time.

**Damage to Personal Property:** Each guest is responsible for securing their personal items in and around the cabins/lodges. T&K Cabins is not responsible for damage or theft to personal property and/or vehicles located at our office or any cabins.

**Items Left Behind:** T&K Cabins is not responsible for returning any items left behind. In the event that an item is found and returned to our office and a guest wishes to have said item/s returned by mail, a minimum \$25 charge will be due prior to shipping. If shipping is over \$25, the total amount of shipping plus a \$15 service fee will be charged prior to shipping.

**Damages/Cleaning Fees:** The following items, including but not limited to, are subject to additional charges. Note that any/all cards on file used for deposit or payment purposes may be charged to recoup fees associated with the items listed below :

~Excess trash or personal items left behind, both inside or outside of the cabin/lodge

~Clean up of bodily fluids, vomit, feces, or other noxious matter/materials inside or outside of the cabin/lodge

~Fumigation/Laundering as a result of ashes, smoking paraphernalia, or evidence of smoke found present inside the cabin or lodge, following check out.

~Damages to the structure, fixtures, furnishings, or any interior or exterior amenities.

~Carpet shampooing

~Excess cleaning of the furnishings, appliances, or any other interior or exterior features of the property

~Laundering as a result of any of the above listed infractions

~Damage to the cover or excessive sanitation of the hot tub/spa

**GUESTS SHOULD NOTIFY T&K CABINS OF ANY AND ALL DAMAGES TO THE PROPERTY FOUND UPON ARRIVAL TO AVOID ADDITIONAL CHARGES.**

**Check In/Check Out:** Check in is at 3:00 pm Check out is at 11:00 am. Early check ins and late check outs are not permitted unless approved by Owner prior to arrival. Early Check ins/Late check outs will result in a \$25 per hour fee.

**General Cancellations:** Cancellations more than 14 days in advance are subject to a \$75 Cancellation Fee. Cancellations sooner than 14 days from Check In date will not receive a refund unless a new reservation, made by a different party, takes the place of the cancelled dates. The refund will be the equivalent of the new rental, a full refund, or

whichever is less. Note that the “new reservation” does not mean that the guests who are canceling have the option to reschedule for different dates, using the money paid as a credit for a future reservation.

**Refunds:** Power outages and inclement weather: We do not give refunds for temporary power outages or undesirable weather. Refunds for such issues will only be given if the power is out for the entire duration of your reservation or if there is a Level 3 snow emergency for the county in which the cabin is located.

**Malfunction of mechanicals/equipment/conveniences:** We do not give refunds or allow cancellations for the malfunction mechanicals/equipment/conveniences including but not limited to hot tubs, televisions, satellite service, or appliances. If one of these items should malfunction during your stay, we will do our best to fix the issue during your reservation.

**Seasonal insects:** Asian Beetles, wasps and bees, and house flies are all insects that may become more prevalent in our area during various seasons. We take great precautions to control their populations in and around the cabins and lodges by having each property treated by a pest control professional on a regular basis. On occasion, these insects become highly active in various parts of the county and can become a nuisance that is beyond our control, therefore refunds for the presence of these seasonal insects are not given.

#### **VIOLATION OF THE FOLLOWING POLICIES, BEFORE OR DURING THE RESERVATION, MAY RESULT IN IMMEDIATE TERMINATION OF THE RENTAL WITHOUT A REFUND**

**Age Requirements:** Renters must be 25 years or older to rent a cabin. Persons of the rental age or older are not permitted to make reservations on behalf of younger guests in order to reserve the cabin (including but not limited to parents/family members/acquaintances booking for under aged guests). Renter must be present at the lodge for the reserved dates.

**Smoking:** Smoking is not permitted inside the cabins. See “Damages” section above for repercussions of the evidence of smoking. Any illegal substance is not permitted on the premises.

**Occupancy:** Renter is required to provide the accurate number of guests prior to check in. No additional day or night time guests are permitted unless otherwise approved prior to check in.

**Hunting/ATVs/Firearms/Fireworks:** No use of ATV’s. No shooting firearms, fireworks, or guns on the property. Unless discussed with management and purchasing a cabin/hunting package.

**Disruption of surrounding areas/Illegal activity:** While we encourage our guests to enjoy their visits, you must do so without disturbing the peace of your neighbors. Reports of illegal or highly disruptive activities (including, but not limited to, those that result in visitation by the local authorities) may result in the immediate termination of the rental with no refund.

