



VACATION RENTAL CONTRACT

“False River Ranch”

8249 Island Road

Ventress, LA 70783

This vacation rental contract is a legal agreement between River Homes LLC, a Louisiana Limited Liability Company, whose mailing address is declared to be PO Box 110, Oscar, LA 70762, represented herein by Thomas Schumacher (also referred to as the “Homeowners” and “Owner” and “Landlord” and “Property Manger”) and you, the Renters (also referred to as “Tenants” and “Guests”). This contract is entered into agreement as of the date when the Renters place their reservation online and the reservation is screened and accepted by the Homeowner. The Homeowner will notify the Renters by email when their reservation is accepted. Owner reserves the right to refuse service to anyone.

Payment Policy:

100% at the time of booking.

For the Dates of:

Check in: 4 p.m. Check out: 11 a.m.

TOTAL AMOUNT DUE:

(Including \$500 refundable deposit)

If check is preferred method of payment we ask you please mail checks to:

River Homes PO Box 110, Oscar, LA 70762

Phone: 337.349.2737 EMAIL: thomas@riverhomesla.com



All reservations must be paid in full by the time of the reservation along the contract signed including a copy of the renter's photo ID/license. If checks are preferred payment method, once check has been cleared, we will proceed with reserving the requested dates. Thanks for your understanding.

There are NO REFUNDS except as stipulated below.

Cleaning & Linen Service Policy:

The home is provided with pillows, linens, blankets, towels, kitchen towels, comforters, hand towels & wash cloths including extras located in closets. A cleaning service to clean the house and linens on your departure is included on your invoice. Guests should bring their own paper goods, toiletries, & laundry detergent, etc.

Rental Agreement:

We, the Renters (also referred to as "Tenants" and "Guests") agree to the following:

1) PAYMENT DUE - All rental monies are due & payable according to the payment schedule disclosed under "Payment Policy" above on reservation acceptance.

2) CANCELLATION or EARLY DEPARTURE – There are NO REFUNDS for CANCELLATION OR EARLY DEPARTURES EXCEPT AS PROVIDED HEREIN. Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid. If they cancel after that point, they will not get a refund. Owner offers a "Cancel for Any Reason" policy or Guest may obtain similar coverage through a third party. Guest ASSUMES THE RISK.

3) CONDITION OF PROPERTY: Owners have, to the best of their



ability, given an accurate description of the property and its condition. Guest understands that it is considered as reserved "sight unseen". Our cleaning staff will have cleaned it before your occupancy. All electrical, plumbing and appliances should be in working order. The failures of operation of certain extra amenities, such as large screen TV, cable, games, or the Internet and WiFi service are not a basis for any refund. Owner will make every effort to have these items repaired but does not guarantee that they will be repaired during Guests occupancy. When you arrive, if you find that the house has not been cleaned to normal standards please notify the Owner immediately. We will do our best to have tradesmen attend to the problems but may not be able to fix everything over holidays and weekends. Under no circumstances will any of the rental money be refunded or returned because of the condition of the house. The Guest agrees to hold the Owner harmless from any liability for the condition of the house. Use at your own risk.

4) CLEANING & REPAIRS: All homes have cleaning included in the total rent. Please note that cleaning does not include dishes, cooking utensils, or BBQ's. If additional cleaning is required after you leave, it will be charged to your credit card. Guest agrees to keep house, furniture and furnishings in good order, to keep walks, patios swept and clean and free of debris. Removing, adding or changing furniture without Owner's written approval shall be deemed a material breach of this Rental Agreement, and is strictly prohibited. Guest is responsible for cost of replacement of any damage to furniture or premises and replacement of missing items.

5) ENTRY OF PREMISES: With Guest's permission, which is hereby given, Owner or Owner's representative may enter the premises during reasonable daylight hours without securing prior



permission from Guest, but shall give Guest notice of such entry immediately prior if possible and immediately thereafter. For inventory and maintenance purposes a property management employee of the Owner may need to enter the premises. The same permission procedure applies as above. In any emergency, Owner or Owner's servicing agents may enter the premises at any time without permission of Guest for the purposes of making repairs to alleviate such emergency. If Guest abandons or vacates premises, Owner may, at his option, terminate this agreement, re-enter the premises and remove all Guest's property.

6) USE OF EXTRAS - Renters will furnish their own beach towels. However, the owner makes available extra towels and linens to handle unusual circumstances or needs including a few beach towels. Any unused beds will be left as found. Leave used beds unmade and used towels on the bathroom floor or laundry room.

7) ASSUMPTION OF RISK: No lifeguard may be on duty. Accordingly, persons using the lake do so at their own risk and the owner assume no responsibility for accident or injury. No one should swim alone. Renters will hold the Owners harmless from any and all bodily injury and/or property damage incurred on the property arising out of Renters' negligent acts or omissions. See disclaimer below.

8) CHILD PROOFING: Guest understands that no special efforts have been made to "childproof" this house, and accept the risk or harm to any children we allow on the property. These risks are not limited to, but include access to the ocean, adjacent street, cleaning supplies in the house and plants in the house, patio and on the street, that might be poisonous if ingested.

9) FURNITURE: All furniture must be returned to its original



location on Guest's departure or an additional charge will be made.

10) MISSING ITEMS - Renters will be charged for any missing items reasonably attributable to Renters and not returned after notification. The cleaning service performs an inventory/survey of the property after Guests depart and notifies the Owner of any missing items. Owner will notify guests in the event that items were inadvertently taken and provide guests the opportunity to return the missing items.

11) PERSONAL PROPERTY: Guest understands that any personal property of and used by Guest is not insured by Owner and Owner shall not be responsible for any lost, stolen or missing property of the Guest or property of Guest left after check out.

12) NO PARTIES - This is not a party house. The Renter must be 25 years of age to book this Vacation Rental. Any special occasions such as weddings, receptions, family reunions or increase of occupants (guests not registered on registration form) must be disclosed at the time the reservation is made and is subject to Owner's advanced approval. Prom parties, fraternity or sorority parties and graduation parties are not allowed at any time. Adults cannot rent property on behalf of underage guests, no exception.

13) NON-SMOKING - This is a NON SMOKING vacation rental. Evidence of smoking, such as the smell of cigarette or cigar smoke inside the home by the cleaning crew is sufficient basis to charge the renter for smoke cleanup and removal from carpeting, AC ducts & 4 filters and furniture. This type of clean-up is expensive and Renter is Liable for the deep cleaning Costs incurred.

14) PET POLICY Pets are not allowed.



15) MAXIMUM OCCUPANCY – No more than 14 occupants are allowed.

16) PARKING – Parking is limited to 4 vehicles in the driveway. Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

17) USE OF SECURITY CAMERAS - Renters understand and accept that the property is protected with outside security cameras. These cameras are used to protect the property from potential break-ins and theft and are not viewed during the time when the property is rented. There are NO cameras inside the house.

18) SUBLETTING: Guest is not authorized to let or sublet all or any part of the premises nor assign the lease or any interest in it without the prior written consent of the Owner.

19) CHECK-IN & CHECKOUT - Check-in is at 4:00 PM and checkout is 11 AM. Guests may arrange for extra nights in advance to avoid any late checkout fees. Extra nights are charged at the daily rate and may be granted if available. Failure to check in or out at the following times can result in the loss of the refundable deposit.

20) REMEDIES: In the event of a default to the Rental Agreement, particularly, those acts mentioned above in this agreement, and in addition to all other rights and remedies Owner may have at law,



Owner shall have the option, upon written notice or as the Law may hereinafter provide, Owner may immediately re-enter and remove all persons and property from premises. In such an instance, the Rental Agreement will be terminated, and Owner shall be entitled to otherwise recover all damages allowable under the Law.

21) ATTORNEYS FEE/DEFAULT: If any legal action or proceeding (including default, nonpayments, etc.) arising out of or related to this Rental Agreement is brought by either party to this Rental Agreement, the prevailing party shall be entitled to receive

from the other party, in addition to all other relief that may be granted, the reasonable attorney's fees, costs and expenses incurred in the action or proceeding by the prevailing party.

22) INDEMNIFICATION: Guest agrees to indemnify and hold harmless Owner for any liability arising before termination of this Rental Agreement for personal injuries or property damage caused by the negligent, willful or intentional conduct of Guest(s). This indemnification agreement does not waive Owner's duty of care to prevent personal injury or property damage when that duty is imposed by law.

23) PRIOR AGREEMENTS: No prior agreement or understanding not contained in writing herein shall be effective. Furthermore, Owner, other than what is specifically written and set forth herein, makes no other or further representation regarding the nature, character and quality of the premises to be rented, and no representation shall be deemed to exist or be material unless and until it is reduced to writing and signed by the parties. This Rental Agreement may be modified in writing only and must be signed by the parties in interest at the time of the modification. It constitutes the entire agreement of the parties. If any provision in



this contract held by any court to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

Disclaimer:

Renters understand that the Homeowners are not responsible for any personal injury caused by slipping on wet pavement or surfaces, and that tenants are responsible for exercising care when surfaces are wet or slippery due to weather or use of hoses to wash down areas, and further, that the homeowners are not responsible for any personal injury or loss or damage to tenants' property caused directly or indirectly from foul, inclement weather conditions, Acts of God or nature, failure of heat, accidents related to fire, heaters, stoves, tenants' failure to take adequate precautions around wet areas, or any unforeseeable circumstances.

Renters accepts the pier and boathouse "as is" and agrees to hold Homeowners harmless from any claims, damages, or liabilities, including attorney fees, related to use of said pier and/or boathouse by renters and renters guests or invitees.

Under no circumstances will Tenants or their guests hold the Owners of the Vacation Rental responsible for any damages or claims of any kind resulting from their stay, except for intentional acts of harm.

This agreement and disclaimer applies to Renters and all guests in the Renters' party.



I, the Renter, have read, understand, agree to, and will abide by this rental agreement and all conditions stated herein.

Renter Name:



Signature: _____

Name (Print): _____

Date: _____

Phone # (During Stay): _____

PLEASE RETURN THIS CONTRACT TO
THOMAS@RIVERHOMESLA.COM WITH A SCANNED COPY OR
(CELL PHONE) PHOTO OF YOUR DRIVERS LICENSE

Thomas Schumacher | P.O. Box 110, Oscar, LA 70762

Cell: (337) 349-2737