



## Mountain Whisper Cabins Rental Agreement

Sign & Mail To Mountain Whisper Cabins, 801 Woodside Dr, Rileyville, VA 22650 Or Email To [andrea@mountainwhispercabins.com](mailto:andrea@mountainwhispercabins.com)

1. **PAYMENTS** - Deposit 1/2 due at time of reservation. Full Payment due 2 weeks in advance.
2. **CANCELLATION** - Full Refund of deposit, Less a \$45 cancellation fee if cancelled more than 30 days prior to your stay. No refund of your deposit if cancelled within 30 days of your stay. Cancellations made within 14 days of your arrival will be billed the full amount.
3. **CHECK IN AND CHECK OUT TIMES** - No Early Check Ins and No Late Check Outs Allowed Unless You Have Prior Approval.  
**CHECK IN 4 PM                      CHECK OUT 11AM**
4. **MAXIMUM OCCUPANCY** - Over occupancy is a violation of your rental agreement and you will be asked to vacate the property.  
**Mountain Whisper:** Maximum number of guests is **Five Persons** including minors.  
**Falling Leaf:** Maximum number of guests is **Four Persons** including minors.  
**Shenandoah Sunset:** Maximum number of guests is **Six Persons** including minors.
5. **CABIN IS NON SMOKING**
6. **LINENS** - Linens are provided upon request. Be sure to bring your own Linens (Queen Sheets and Towels), unless you are renting them from Mountain Whisper Cabins. Guest will need to bring their own beach towels for the hot tub.
7. **PETS**
  - **No Pets On Beds or Furniture. No Pets are Allowed in Hot Tub.**
  - Pets must be crated if left unattended in the cabin. Otherwise take your pet with you when leaving the cabin.
  - Guest are to Clean up after pet in the yard & clean up pet hair from the floors.
  - Pets must be completely housebroken, well behaved and pest free. Guest are liable for any damages caused by your pets during your stay.
8. **HOT TUB** - Use At Your Own Risk. Do not put any bubble bath, or liquids in hot tub. Close Hot Tub Cover When Not In Use
9. **OUTDOOR FIRE PIT**
  - Fires must be supervised at all times. No fires during high winds. Local fire laws and bans must be observed.
  - Guest are responsible for supplying firewood for outdoor fire pit.
  - Ensure that fires are fully extinguished after use.
  - Never Throw Burnt Logs Or Ashes In Woods.
10. **WOOD BURING FIREPLACE**
  - Fires must be supervised at all times. Never over fill the fireplace, 2 to 3 pieces of wood is sufficient. Never place Hot Logs on wood floors.
  - Mountain Whisper Cabins provides enough wood for a reasonable fire each night of your stay.
  - Never Throw Burnt Logs Or Ashes In Woods.
  - Leave Damper Open At All Times.
  - The Wood Burning Fireplace Is Seasonal, It is Not to be used during the warmer months.
11. **GAS FIREPLACE**
  - Gas Fireplace is to be turned on and off by the wall thermostat.
  - Guests are not to turn off the pilot light or to touch the main controls.
  - The Gas Fireplace Is Seasonal, It is Not to be used during the warmer months.
12. **ACCESS** - Homeowner can enter property for repair and inspection. Owner shall exercise this right of access in a reasonable manner.
13. **EARLY DEPARTURES** - No refund for early departures.
15. **WILDLIFE** - The cabins are located in the woods. You may encounter deer, bears, raccoons, bees, spiders, bugs and various wildlife. Mountain Whisper Cabins will not accept responsibility for any injury caused by wildlife. No refunds due to Wildlife.
14. **INCLEMENT WEATHER** - No refunds due to inclement weather, unless Virginia declares a state of emergency. Mountain roads can be steep. Gravel drives are well maintained; however, we recommend 4WD during the snow months. No refunds due to road conditions.
15. **RETURN OF ITEMS** - Items left in the cabin will be shipped for a Minimum Fee of \$25 plus cost of shipping.
16. **CLEANING/DAMAGE** - Mountain Whisper Cabins prides itself in presenting you with a clean and comfortable cabin. Mountain Whisper Cabins does not charge a cleaning fee, however we expect you to leave the cabin clean, and in the same order as your arrival. **If necessary, a damage/excessive cleaning charge of \$100 minimum will apply to the Guest credit card on file for any damages sustained.**  
**UPON CHECKING OUT**
  - Clean & Put Dishes Away / Wipe Down Kitchen Counter / Sweep or Vacuum
  - Turn Off Lights / Turn Off AC In Summer / Leave Heat On, Set Thermostat at 60 degrees In Winter
  - Charcoal Grill: Place Ashes Into Ash Bucket. **Do Not Throw Ashes In Woods**
  - Wood Fireplace: Clean, Place Ashes In Ash Bucket. Leave Hot Partially Burnt Logs In Fireplace. Ash Bucket Is On Downstairs Deck.
  - Gather **All Trash And Place In Outside Trash Cans (Trash Cans Are Located Outside By Side Door or Behind Cabin)**
  - If You Would Like To **RECYCLE**, Leave **CLEAN** Glass, Plastic & Cans In Separate Bag By Outside Trash Cans
  - Lock Up & **Return Key To Lock Box**
17. **DEPARTURE** - **Check Out is 11am.** You May Be Charged Another Night Stay If You Fail To Check Out On Time.

By Signing Below I agree to all terms and conditions of this agreement.

Printed Name \_\_\_\_\_  
Signature \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

**Enjoy Your Stay In The Beautiful Shenandoah Valley!**