



## Mountain Whisper Cabins Rental Agreement

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** - STRICT. No Early Check Ins and No Late Check Outs Allowed Unless You Have Prior Approval. You May Be Charged Another Night Stay If You Fail To Check Out On Time.

**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.

- 7. PETS**

- **No Pets On Beds or Furniture. No Pets are Allowed in Hot Tub. No Cats Permitted.**

- 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 pets, bubble bath, or liquids in hot tub. Use care when removing hot tub cover to prevent damage. Close Hot Tub Cover When Not In Use. Children are not permitted in hot tub without adult supervision. Our housekeepers sanitize and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm until later that evening.

- 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. Douse fires with water before leaving the area or going to sleep.

- Never Throw Burnt Logs Or Ashes In Woods.

- 10. WOOD BURING FIREPLACE**

- Leave Damper Open At All Times.

- Fires must be supervised at all times. Use a maximum of 2 to 3 pieces of wood to prevent overfilling. Keep screen in place at all times. Do not use charcoal or accelerants in fireplace. Never place Hot Logs on wood floors. Never Throw Burnt Logs Or Ashes In Woods.

- Mountain Whisper Cabins provides enough wood for a reasonable fire each night of your stay.

- 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.

**14. 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.

**15. INCLEMENT WEATHER** - No refunds due to inclement weather. Mountain roads can be steep. We recommend 4WD during the snow months. No refunds due to road conditions.

**16. ACCIDENTS:** Our cabins are privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

**17. RETURN OF ITEMS** - Items left in the cabin will be shipped for a Minimum Fee of \$25 plus cost of shipping.

**18. CLEANING/DAMAGE** - Mountain Whisper Cabins prides itself in presenting you with a clean and comfortable cabin. 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 / Sweep or Vacuum

- Turn Off Lights / Turn Off AC In Summer / Leave Heat On, Set Thermostat at 60 degrees In Winter

- Place Ashes From Charcoal Grill Into Ash Bucket

- Wood Fireplace: Clean / Place Ashes In Ash Bucket On Downstairs Deck / Leave Hot Partially Burnt Logs In Fireplace

- Leave All Trash In Cans Outside of Cabin

- If You Like To RECYCLE, Leave CLEAN Glass, Plastic & Cans In Bin By Outside Trash Cans

- Lock Up & Return Key To Lock Box

**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!**

801 Woodside Drive, Rileyville, VA 22650

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[www.mountainwhispercabins.com](http://www.mountainwhispercabins.com)