

## Rental Agreement: Terms and Conditions

It is your responsibility to make sure all members of the vacation rental property have read these Terms and Conditions. We want you to have an enjoyable, safe and relaxing stay.

- **Check in** after 3pm on your arrival day **check out** 11 am the day you leave. All sheets and towels provided
- **A Security/ Damage Deposit** of \$100 will be charged for each rental and returned one week after departure, after inspection that the house has been left in a tidy manner and no damages inflicted. Please alert us if there are any damaged or non functioning items in the house.
- **Number of Guests** must not exceed that stated on the booking. Please do not invite other people onto the farm property unless you have prior permission from the owners.
- **No Campers, ATV, Canoes or Hunting** allowed on the property. Hunters are welcome to stay as long as you hunt elsewhere or bring your canoe to float on the Current and Jacks Fork Rivers
- **Well Behaved Pets** are allowed up to a 2 dogs and have to be kept on a leash on the farm and kept crated when you are not in the house. There is a fenced yard, but it is your responsibility to keep the pet in the yard. Please do not leave pets unattended in house, and keep off all furniture and beds. Owners are responsible to remove all feces and are liable for any damaged caused.
- **Guests Obligations**  
Please keep all furniture, kitchen utensils in the house and **leave house in the manner you found it**. Loss breakages and damage must be reported. Excess cleaning will be charged extra.  
**No smoking** in the house or near any doors or windows.  
**Owners** or our representatives have the right to access the property during your stay.  
**Timber Farms The Sinks LLC** is not responsible for any accidents, injuries or illnesses that occur whilst on the property.  
**Bad weather** can affect access and power to the property and Timber Farms, The Sinks LLC claims no responsibility for this. (**See Cancellation Policy**)  
All guests must be **considerate** to others living or staying on the family farm.  
**No illicit drugs** allowed on farm. We reserve the right to refuse access or ask those to leave who are not following our guidelines.  
**Safety** this is a remote rural area and all renters need to take precautions with wild animals, snakes, poison ivy, insects and swimming in the creek. Please respect nature.  
**Catch and release fishing** only allowed on Beaver lake and marked areas along Sinking creek. (See Map in rental property house)  
Timber Farms, The Sinks takes no responsibility for **vehicle breakdown or vehicle accidents** on the property.