

**Millie's Getaway, LLC** (Millie's Getaway), homeowner(s), tenant, and tenant's guest(s) agree to the following: You, as the reserving tenant, are a mature adult (at least 25 years of age) and will be an occupant of the home during the entire reserved rental period. Other occupants will be family members, friends, or responsible adults. Millie's Getaway LLC has the right to change or cancel any reservation with prior knowledge, in which a refund of some or all prior paid amounts will be refunded. Use of the premises will be denied to any persons not falling within the foregoing categories, and as a result they will have to vacate the property immediately without any refund. No keys will be issued to anyone who is not at least 25 years of age and Millie's reserves the right to refuse access to anyone without proper identification.

**Payment Methods/Deposit:** – Cash, money orders, cashier's check, personal checks, Visa, Discover, American Express, and Master Card, are accepted as forms of rental payment(s). A house deposit of half the reservation is due upon booking. The remaining balance is due 14 days prior to arrival. There will be a \$100.00 charge for any checks returned due to insufficient funds or account closer, and your reservation will be cancelled immediately. Only US currency will be accepted. All prices are subject to change.

**Cancellation/Refund Policy:** - For any and all cancellations a one night rate will apply. Cancellations for daily, weekend and weekly reservations require 14 day notice prior to first day of reservation. Cancellations for monthly reservations require 30 day notice prior to first day of reservation. No refund will be issued if cancellation occurs after the above stated cancellation dates and all funds are forfeited. No refunds are given for early departure or inclement weather; unless a mandatory evacuation is issued.

**Check In:** - Check in is 3:00 p.m. (Central Time).

**Check Out:** - Check out is at 10:00 a.m. (Central Time).

**Cleaning:** – Millie's Getaway, LLC has a standard fee of \$350 for all reservations up to two weeks, any reservation longer than two weeks and less than 6 weeks has a cleaning fee of \$450. If staying longer than 6 weeks cleaning fee will be determined prior to stay. Prior to departure you are to wash and put away all dishes/pots/pans/silverware, clean up any messes made such as spills on the floor, remove all food from refrigerator and freezer, collect all trash and place trash receptacle in the garage, leave furniture and other contents in original location and condition. Please leave beds unmade. If excessive cleaning is required, an additional cleaning fee will be charged. A damage deposit will be required to fill out before staying. No charges will happen without prior knowledge and an itemized receipt.

**Pets:** All pets require prior approval, plus a nonrefundable fee.

**Smoking:** - Smoking is prohibited inside the house at Millie's Getaway, but is permitted on decks, dock and porches.

**Disturbances:** –You and your guest(s) will be required to vacate the premises and forfeit the rental fee for any of the following reasons:

1. Using the premises for any illegal activity
2. Causing damage to premises or neighbor's properties.
3. Improper use of all types of watercraft.
4. Any other acts or disturbances causing distress to the immediate neighborhood.

**Tenant To Hold Harmless:** Millie's Getaway, LLC. does not assume any liability for loss,

damage, or injury to tenants, their guests, pets, or their personal property. Millie's Getaway, LLC does not accept liability for inconveniences as a result of temporary stoppage of water or electricity. Millie's Getaway will not accept liability for any loss or damage caused by weather, natural disasters, acts of God, or other reasons beyond its control.

**Occupancy Limits:** The occupancy limit for Millie's Getaway is 22 including adults and children over age 2. Millie's adhere to local health laws on homes served by septic systems and well water. Occupancy limits apply to occupancy inside and outside of the home. Campers and motor homes are NOT permitted on the property.

**Personal Property:** Millie's Getaway, LLC will not be responsible for personal items left behind. Millie's Getaway will try to locate and return personal items to you. You will be responsible for any cost incurred for the return of any items. Items returned will have a \$30 fee incongruent to the cost of shipping.

**Property Damage:** You are expected to leave the property in the same general condition in which it was received. Please report to our office any damages or concerns you may have. A damage deposit will be required to fill out before staying. No charges will happen without prior knowledge and an itemized receipt.

**Right of Entry:** Millie's Getaway, LLC owner(s), and/or our representatives have the right to enter premises during tenancy to inspect, and to make necessary property repairs. If a service call is made and entry is refused, tenant will be held liable for the service call fee. Tenant will also be given at least 24 hour notice if a repair will be completed during your stay.

**Maintenance/Repairs:** All equipment in each home should be in working order at your arrival. Please report any inoperable equipment to our office promptly (573-345-0002). Millie's Getaway, LLC will make reasonable efforts to repair any problems. Please keep plumbing free of toys and other foreign items. Under no circumstances will there be any reduction of rent or refund for any mechanical failure of air conditioning, heating units, dishwasher, washer, dryer, TV, DVD, toaster, or other appliance. No refunds will be made for disruption of utilities including power, water, and satellite.

**Reservations:** - Reservations made under false pretense(s) will result in cancellation of reservation(s) and forfeiture of all rental payments and deposits received or processed.

**Taxes:** Rental prices are subject to Missouri state sales tax and County Lodging tax. Taxes are subject to change and are assessed on the date of occupancy.

**Boats and Personal Watercraft:** Use of a covered four well boat dock is included in the rental of Millie's Getaway. Tenants and their guest(s) release Millie's Getaway from any and all damages, injuries, or death resulting from the use of boats or personal water crafts. You must be familiar with and observe Missouri laws governing the use of all water crafts. All watercraft must be equipped with proper safety equipment as required by Missouri law.

**Swimming and Diving:** Tenants and your guest(s) are permitted to swim on the premises at your risk. The use of coastguard approved personal flotation devices is mandatory. Tenants and their guest(s) release Millie's Getaway, its agents and employees from any and all liability for any injuries, damages, or death resulting from swimming or diving.

**Credit Card Authorization:** Your signature on this document confirms authorization for Millie's Getaway to debit the known credit card account (Visa, MasterCard, Discover, or American Express) for the initial house deposit, balance of rental charges due upon arrival

and/or to reimburse Millie's Getaway, LLC for costs incurred to repair or replace damaged or lost items. Charges to the charge card may include, but are not limited to: damages over and above normal wear and tear, theft, smoking violations, excessive clean up, excessive trash, unauthorized pets, unreturned keys, lockout charges, and/or exceeding occupancy limits. If a fee is charged, a letter will be sent to you explaining the reason for the additional charge card charges.

**Assumption of Risk, Release and Indemnification:** You as tenant and your guests agree to assume all risk for injury, death, or damage to persons or property arising from the rental of Millie's Getaway, its premises and boat dock. Participation in recreational or other activities on or about the premises and related facilities are at the tenant's risk. Tenants and your guests hereby release Millie's Getaway., its agents and employees from any and all liability for injuries, death, and/or damages arising out of your use of the premises and related facilities and agree to indemnify and hold Millie's Getaway, LLC, its agents and employees harmless from any claims, demands, losses or causes of action arising out of said use. Tenant and your guests also agree to be responsible for any and all damage to the property owned by Millie's Getaway, LLC.

By submitting a request for reservation I agree to abide by all of the terms as set forth in this agreement.