

For Office Use Only

Deposit Received : _____

Rental Fee of \$ _____

Received on: _____

Deposit Returned : _____

Hot Springs Vacation Homes Reservation Form

ALL UNITS (Main House, Cabin, Studio, and Lofted Cabin)

of nights requested: 2 3 4 5 6 7 8 9 10 11 12 13 14 or more

Date of Arrival:

Date of Departure:

of Adults: _____ # of Children: _____
(limited to 26 person maximum for this property)

Name:

Street Address:

City:

State:

Zip Code :

Number you can be reached at::

Best time to confirm reservation:

Email:

Comments or Questions:

All information provided is strictly confidential and will not be distributed to any third party.

We look forward to having you as our guest. Please let us know if there is any special needs that you have prior to your stay.

In order to confirm this reservation, please read and sign the attached rental agreement and mail the required \$500 deposit.

Rental Agreement

1. **CHECK-IN TIME IS AFTER 3 P.M. AND CHECK-OUT IS 11 A.M.** No early check-ins or late check-outs without prior approval.
2. This is a **NO-SMOKING** home. Smoking is permitted outdoors, **but leaving cigarette butts anywhere will result in extra fees for cleaning.**
3. **WE WILL NOT RENT TO STUDENTS OR SINGLES LESS THAN 25 YEARS OF AGE UNLESS ACCOMPANIED BY AN ADULT GUARDIAN OR PARENT WHO WILL AGREE TO BE RESPONSIBLE FOR THE GROUPS ACTIONS.**
4. **DAMAGE/RESERVATION DEPOSIT** - A damage/reservation deposit of \$500 is required. This must be received within seven (7) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (2) days of departure, provided the following provisions are met:
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No additional charges are incurred due to services rendered during the stay.
 - b. All trash is placed in the designated trash bin, and all dirty dishes are cleaned.
 - c. All keys are left on the premises and house is left locked and utilities (A/C and heat) turned off.
 - d. No linens or other household items are lost or damaged.
 - e. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
 - f. **Smoking is Prohibited in the house, cabin and studio. Any evidence of smoking in the house will result in loss of ENTIRE deposit.**
 - g. Cigarette Butts are NOT to be thrown on ground at any time. Any cigarette butts found around property will result in a cleaning fee taken from deposit. ("a buck a butt" policy)
5. **PAYMENT** - payment in full of the rental rate is required 30 days prior to your arrival. Please make payments in the form of traveler's checks, bank money orders, or cashiers checks payable to "Connie Ihle-Rubben". Mail payments to: P.O. Box 70 Sims AR. 71969
6. **CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay and are made within 30 days of the arrival date will forfeit the deposit. Cancellations or changes that result in a shortened stay and are made within 15 days of the arrival date will forfeit the deposit AND ½ of the rental fee. Once your vacation date arrives, cancellation or early departure does not warrant any refund of any rent or deposit.
7. Please be advised that loud **PARTIES ARE PROHIBITED.**
8. **MAXIMUM OCCUPANCY** - The maximum number of guests is limited to twenty-eight (28) persons.
9. **THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY** - Longer minimum stays are required during holiday periods. If a rental is taken for less than two days, the guest will be charged the two-night rate.
10. **NO DAILY MAID SERVICE** - While linens and bath towels are available for your use, we do not permit towels or linens to be taken from our home. Instead, we suggest you bring beach towels. Also, daily maid service is not included or available.
11. **RATE CHANGES** - Rates are subject to change without notice.
12. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
13. **PETS ARE PERMITTED** with prior approval. A **\$15/night/pet pet fee** applies. Pet owners are responsible for cleaning up of any and all of their pets messes. Pets are allowed on furniture, but evidence of pets left on the furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. **All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival.** All of the above are the sole responsibility of the pet owner. The homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.
14. The homeowner is not responsible for any accidents, injuries or illnesses that occur while you or your guests are on the premises or using its facilities. The homeowner is not responsible for the loss of personal belongings or valuables of the guest. 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.

By signing below, I agree to all the terms and conditions of this agreement.

Signature: _____ Date _____