

**GARDEN VIEW GUEST HOUSE/THE LOFT/THE MAIN FLOOR
THE APARTMENT ON FOURTH
OVERNIGHT ACCOMODATIONS RENTAL AGREEMENT**

(Please circle the location you are reserving)

Guest Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____

Email Address: _____

Drivers License: _____ Number of Vehicles: _____

Number in Party: _____ Adults: _____ Children: _____

Arrival Date: _____ Departure Date: _____

Reservation/Security Deposit Charged to Credit Card: A \$200.00 hold will be placed on your credit card 72 hours prior to your reservation. The hold will automatically be released 7 days or less after hold was placed.

Total charges for Guest Stay: \$_____

****DISCLAIMER: Garden View Guest House/The Loft/The Main Floor/The Apartment on Fourth and its owner, Bill Rogers, are not responsible/liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by renters, or by any person who may at any time be using, occupying or visiting the rented premises or be in, on, or about the premises.***

By initialing below, you are authorizing Garden View Guest House/The Loft/The Main Floor/The Apartment on Fourth and Bill Rogers to charge your reservation/security deposit on the credit card that was given at the time of booking.

Credit Card number _____

Expiration date _____

Security code _____

Initial Here: _____

Guest Signature: _____ Date: _____

Emergency Contact: _____ Phone: _____

*****Please fill out this form entirely and sign and date and return this page to Bill Rogers.***

***RATES:**

Sun. – Thurs.\$119 per night

Fri. – Sat.....\$129 per night

Based on single or double occupancy

Garden View Guesthouse /The Loft

Additional guests: \$25 each per night

Children 12 & under stay free with adult

Maximum occupancy: 6 overnight guests

Certain holiday & seasonal rates may apply

The Main Floor

Additional guests: \$25.00 each per night

Children 12 & under stay free with adult

Maximum occupancy: 4 overnight guests

Certain holiday & seasonal rates may apply

The Apartment on Fourth

Maximum occupancy: 2 overnight guests

Certain holiday & seasonal rates may apply

Note: There must be prior approval for any additional guests over the stated number in the party. Additional charges may apply.

****RESERVATION/SECURITY DEPOSIT:*** A \$200.00 hold will be placed on your credit card 72 hours prior to your reservation. The hold will automatically be released 7 days or less after hold was placed.

****CANCELLATION:*** If you cancel your reservation 72 hours before your arrival, you are entitled to a full refund. If you cancel less than 72 hours prior to your scheduled arrival, your reservation is considered non-refundable.

****CARE OF PROPERTY:*** You are responsible for maintaining the premises in a neat and sanitary condition. At The Guest House a trash receptacle is provided near the garage at the back of the property with trash pickup every Monday. There is a garbage receptacle at The Loft, and The Main Floor at the rear of the building behind the garage. The Apartment on Fourth has a trash receptacle behind the building at the bottom of the stairs to place your trash.

Upon departure, turn off all lights, close and lock all windows and insure that everything is in its original location. All flooring is susceptible to scratches with furniture or items dragged or pushed across the floor. No furniture is to be moved without prior approval. The murphy beds at the Loft are not to be raised, as they are heavy and have a certain procedure in putting them away. Place all dirty dishes in the dishwasher, and start it. Please wipe down counters and stove top. At The Main Floor counter cannot have vinegar on the counters. Place all used towels in the hamper located in the front bedroom. You will be responsible and notified by phone for any damage or losses to the house and property or for any ADDITIONAL cleaning fees beyond normal wear and tear. This would be deducted from your security deposit.

****KEYS:*** Guests agree to leave keys locked inside the house upon departure or pay a \$50.00 lost key fee. If a guest loses their key during their stay there will be a \$15.00 key delivery fee.

***INVENTORY:** *The Guest House, The Loft and The Main Floor/The Apartment on Fourth are equipped with linens, towels, cooking utensils, pots and pans, dishes and small appliances. These items are inventoried before and after every guest stay. You will be charged for any missing items.*

***CONDUCT:** *You and your party agree not to disturb the neighbors with loud noise, outdoor music, or unlawful or unsafe behavior. If you allow or participate in such behavior, you will be asked to leave and will forfeit the remainder of your rental fee and deposit. Participation in unlawful activities including property damage, environmental destruction, or public nuisance violations are cause for eviction.*

There is to be no alcoholic beverages outside of the building at The Loft, The Main Floor or The Apartment on Fourth.

***STAIRS:** *The Loft and The Apartment on Fourth is located on the second level, with access by stairs only. The Loft and The Apartment on Fourth the stairwells are not sound proof to the lower level, so please be considerate, when you are going up and down or communicating from the two floors.*

The Guest House bedrooms are on the second level, with access only by stairs.

If staying at The Guest House, please be sure to notify your guests of the step up in the sun room.

If staying in The Loft, please be sure to notify your guests of the step down going to the living room.

The Main Floor is located on the ground level.

***OCCUPANCY:** *Occupancy at any time greater than the stated amount will result in the termination of rental with no refund and forfeiture of deposit.*

***PETS:** *No pets are allowed.*

***SMOKING:** *The Guest House, The Loft, The Main Floor and The Apartment on Fourth are smoke free environments. If a guest smokes outside the house/buildings, they are responsible for insuring that items are properly extinguished, and the yard is free of butts and trash. Please make sure no butts are not thrown on the ground.*

***FIREWOOD:** *The only wood permitted to be used in the fireplace or fire pit is what is purchased from The Garden View Guest House only. Firewood bundles are available for \$5.00 each.*

***VEHICLES:** *The only vehicles permitted at the property are those that are agreed upon in the rental agreement.*

**Parking for the Guest House is in front of either garage or on the street. Due to the village ordinance, parking is prohibited on any street Nov. 1st through April 1st from 2am -6am for snow removal.*

**Parking for The Loft and The Main Floor is across the street in the parking lot. For your convenience you can park out front for loading or unloading if it's available. Due to the village*

ordinance, parking is prohibited on any street Nov. 1st through April 1st from 2am -6am for snow removal.

**Parking for The Apartment on Fourth is to the rear of the building. There is one spot available at the bottom of the stairs. Due to the village ordinance, parking is prohibited on any street Nov. 1st through April 1st from 2am -6am for snow removal. There is no parking in front, with the exception of loading or unloading.*

**CHECK IN/CHECK OUT TIMES: Check in time is after 4:00 P.M. on the date of arrival, while check out time is 11:00 A.M. on the date of departure. Upon departure please call or text me at 269-838-2083.*

**PROPERTY: Owner, Bill Rogers reserves the right to show the house/loft to prospective renters and enter the house/loft for any reason. You will be notified in advance.*

GARDEN VIEW GUEST HOUSE
804 THIRD AVENUE
LAKE ODESSA, MI 48849
269-838-2083
gardenviewlakeodessa.com

THE LOFT
1037½ FOURTH AVENUE
LAKE ODESSA, MI 48849
269-838-2083

THE MAIN FLOOR
1037 FOURTH AVENUE
LAKE ODESSA, MI 48849
269-838-2083

THE APARTMENT ON FOURTH
938 ½ FOURTH AVENUE
LAKE ODESSA, MI 48849
269-838-2083