

Booking Confirmation

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a pleasant stay.

The property is located at:

Coal Miners Hideout
2506 Simmons River Road
Bluefield, WV 24701

Your confirmation is as follows:

Check-in date: after **3pm EST**
Check-out date: by **12 NOON EST**

House has beds for 8 people, if more are coming please let homeowner know

Pets NOT ALLOWED

Your deposit of 50% is due at time of making reservation

Rental rate and fees are as follows:

Nightly fee- \$175

Cleaning fee- \$60

The total payment is due 48 hours before arrival

At time of total payment key box instructions will be sent to renter

Thanks, and have a great vacation!

SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the “*Agreement*”) is made by and between Steve Harris and Sandy Harris (“*Homeowner*”) and SCHEDULED (“*Guest*”) as of the date last set forth on the Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

2506 Simmons River Road Bluefield WV 24701

The property is furnished and includes Microwave, 3 TV’s, 4 twin beds, 2 Queen beds, stove, refrigerator, and Weber Grill.

2. Rental Party: The rental party shall consist of Guest who makes reservation and let HOMEOWNER know of amount of guests who is staying with them

3. Maximum Occupancy: The maximum number of guests is limited to 8 persons. Any additional patrons the GUEST will inform the HOMEOWNER of amount of guests

4. Term of the Lease. The lease begins at 3 p.m. on (the “*Check-in Date*”) and ends at 12 NOON on (the “*Checkout Date*”).

5. Minimum Stay: This property requires a 1 night minimum stay.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner..175

8. Rental Rate and Fees

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

Rental rate and fees are as follows:

Nightly fee- \$175

Cleaning fee- \$60

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the **deposit** will be refunded as follows:

50% of payment due at time of reservation, total payment is due 48 hours before arrival date cancellation must be 14 days before start of reservation for refund

10. Payment: Paypal: coalminershideout@gmail.com
Payment instructions will be given before reservation finalized

11. By paying a deposit for rental time at Coal Miners Hideout said guests agree to all things in attached Short Term Rental Agreement.

RENTAL RULES

1. Smoking is allowed outside only.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above unless previously agreed by HOMEOWNER.
3. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
4. Coal Miners Hideout is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are 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.
5. Keep the property and all furnishings in good order
6. Only use appliances for their intended uses
7. Pets are NOT allowed.
8. Parking:

Please Park in the Gravel Driveway and in the grass as needed

9. Housekeeping: There is no daily housekeeping service. We suggest you bring towels and linens or a sleeping bag. We do not supply pillows.
10. Garbage: Any garbage must be taken to the end of the driveway by the mailbox. It must be in a garbage bag!
11. Water and Septic: The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. Storms:

No refunds will be given for storms. [Mountain roads can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.]

