

# Rental Terms and Conditions



Nights: \_\_\_\_\_  
Dates: \_\_\_\_\_ - \_\_\_\_\_  
Rent: \_\_\_\_\_  
Tax: \_\_\_\_\_  
Housekeeping: \_\_\_\_\_  
Total: \_\_\_\_\_

**Moose Canyon Lodge**  
**151 Oakmont Hills Dr**  
**Ridgedale, MO 65739**  
(not a mailing address)

Dear Guest,

Thank you for choosing Moose Canyon Lodge for your Branson getaway vacation. We have worked hard to create a fabulous vacation home for you and your family, and hope you will stay with us again and again. In drafting the following rules, we kept in mind your safety, enjoyment and the legitimate function of the log cabin home you will enjoy.

This rental agreement is made on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, between you, \_\_\_\_\_ **and your party**, as Renter(s) and Brian Younger as owner, agent. Owner agent agrees to rent to the Renter(s) the premises located at 151 Oakmont Hills Dr, Ridgedale, MO, 65739 for the period of \_\_\_\_\_ nights. Check-in is at 3:00 p.m., \_\_\_\_\_ and check-out is 11:00 a.m., \_\_\_\_\_. Renter agrees to pay agent the sum of \$ \_\_\_\_\_; which includes all taxes and customary cleaning.

**RENTAL PAYMENTS:** A 30% or \$ \_\_\_\_\_ deposit of rent amount is due at the time of making your reservation. Final balance of \$ \_\_\_\_\_ for rent, tax and customary cleaning is due no later than 14 days before arrival. If booking within 30 days of arrival, the total amount is due at the time of booking. Checks should be made payable to Moose Canyon Lodge and mailed to  
18410 Watson Way  
Inola, OK 74036.

Phone: 918-543-3354 (Home) or 918-639-1519 (Cell)

**SECURITY DEPOSIT:** In the interest of making your vacation affordable, owner/agent has elected not to collect a cash security deposit in advance. However, valid credit card information is required and will be kept on file. Moose Canyon Lodge is inventoried before and after every guest. By signing this contract, the renter(s) assume full responsibility for any

items damaged or missing, except in the normal wear and tear reported to us within 24 hours of departure. In the event damaged or missing items are discovered, owner/agent will notify renter(s) as soon as possible. Renter(s) agree to pay such damage upon receipt of notification.

Signature of renter: \_\_\_\_\_

**CHECK-IN PROCEDURE:** Check-in is 3:00 p.m. or later. No check-in will be permitted until your rental account has been paid in full. The cabin door is equipped with a keyless entry system. The code will be given the day before check-in, unless other arrangements have been made.

**RESCHEDULING / CANCELLATIONS:** If you should need to reschedule or cancel your reservation, please notify us immediately at 918-639-1519 or [information@moosecanyonlodge.com](mailto:information@moosecanyonlodge.com).

Rescheduling your arrival date is subject to a \$100.00 administration fee and is based on future availability.

Cancellations charges and fees:

1. Cancellations made 31+ days before the scheduled arrival date are subject to a \$100.00 administration fee.
2. Cancellations made 11-30 days before the scheduled arrival date will lose the full deposit of \$\_\_\_\_\_. Every effort will be made to re-rent the property. Once the property has been re-rented for the same time period as your original reservation, your deposit will be refunded less the \$100.00 administration fee.
3. Cancellations made within 10 days of scheduled arrival will result in a loss of the full payment.

Please note: In the event of a short notice cancellation which results in the loss of full payment refund, owner/agent will consider discounting a future stay.

Renter initial\_\_\_\_\_

**Please Note the Following Very Important Restrictions for Moose Canyon Lodge: You will be asked to vacate immediately, with no refund if any of the following rules are violated during your stay.**

- **NO PETS**
- **NO SMOKING INSIDE**
- **NO MORE THAN 10 OCCUPANTS**
- **MUST BE 25 YEARS OF AGE OR OLDER TO RESERVE THE UNIT AND BE PRESENT THE ENTIRE STAY**
- **RENTAL OBTAINED UNDER FALSE PRETENSE (NO FRATERNITIES OR SORORITIES)**
- **NO HOUSE PARTIES OR RECEPTIONS**
- **NO FIRECRACKERS OR FIREWORKS OF ANY KIND**
- **NO CAMPERS, TRAILER OR MOTORHOMES TO BE USED OR OCCUPIED AS ADDITIONAL LIVING QUARTERS**

**LINENS:** For your convenience, all beds are made (sheets and pillow cases). A set of towels is provided for each guest and an initial supply of toilet paper, tissue, laundry and dishwashing detergent and paper towels. Please let us know in advance if you intend to use the sleeper sofas, so that they will be prepared. There is no maid service during your stay, but a broom, dustpan, vacuum plus the washer and dryer are available. You may request maid services during your stay for an additional fee of \$85. Please make arrangements at least one day in advance.

Renter initial\_\_\_\_\_

**TELEPHONE:** For your convenience, a phone is available inside the cabin. Local and long distant calls are free. The telephone number at the Moose Canyon Lodge is (417) 544-1247.

**CHECK-OUT:** Check-out time is 11:00 a.m. You must be vacated from the cabin no later than 11:00 a.m. unless prior arrangements have been made for late check-out.

Keeping in mind that this is a private vacation home, not a hotel room, we ask that you perform a few minor tasks before your departure, (as they have been done for you prior to your arrival):

- Load dishes in dishwasher and run the dishwasher
- Hand wash additional pots, pans and dishes
- Remove all food to take with you, or dispose in trash can

- Replace covers on outdoor deck chairs
- Turn off propane tank on gas grill
- Return all DVDs
- Scoop excess ashes from fireplace
- Place all dirty towels, washcloths and hand towels in bathtubs
- Take off the dirty sheets and dirty pillow cases and leave on the beds
- Take out garbage to container out front
- Secure top on hot tub
- Leave all parking passes on kitchen counter
- Make sure front door is locked
- Please send a text message to my cleaning lady at 417-249-0226 and say "Checking out of Younger's cabin"
- Have a safe trip home

**ADDITIONAL DISCLOSURES:**

1. **It is expressly understood and agreed that neither the owner of said premises, or agent shall be liable for any damages or injury to renter(s), their family, or guests or to the families' property from whatever cause arising from occupancy of said premises by renter(s). It is understood that the owner or agent shall not be responsible for any personal property left by renter(s) or guests.**

Signature, please \_\_\_\_\_

2. Every effort has been made for accuracy in our advertising, including our listing on VRBO and other vacation rental web sites; however, we are not responsible for errors or omissions. Rental data is subject to change without notice. Rental terms and conditions are subject to change.
3. Please note that no refunds are given due to weather, appliance or utility failure. For repairs and maintenance, every effort will be made to remedy any problems that may arise in as timely of a manner as possible. You can expect a courteous and professional attitude to problem solving, but no refunds will be given. Please make every effort on your part to remedy the situation. Unusual and unnecessary service calls will be billed to the renter(s). The only exception to a refund is due to a mandatory or voluntary evacuation.

4. The owners may earn interest from your funds on deposit.
5. Guest authorizes management personnel access to Moose Canyon Lodge to verify that all terms of agreement are complied with, or to do necessary maintenance.
6. There will be a \$30.00 charge for returned checks.
7. Posted Oakmont Hills Resort and Golf Course rules and regulations are to be followed.

Renter(s) initial \_\_\_\_\_

**Statement:** I certify, under penalty and perjury, that I am 25 years of age, or older, and I am the holder of the credit card account used for security. I fully understand and agree with all rental conditions from page 1 to page 5 listed in this agreement, and authorize Brian and Shelly Younger to debit any damages from the credit card account submitted by you, the renter. In case of default by renter and non-collection by Brian or Shelly Younger, guest agrees to pay for all court costs, attorney fees and all collections costs.

I understand this is a legally binding instrument. All information given is true.

Signed: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

E-mail: \_\_\_\_\_ Phone#: \_\_\_\_\_ Cell#: \_\_\_\_\_

Place of work: \_\_\_\_\_ Work #: \_\_\_\_\_

Date of Check-in: \_\_\_\_\_ Date of Check-out: \_\_\_\_\_

Credit Card type: \_\_\_\_\_ (Required)

Credit Card #: \_\_\_\_\_ Exp: \_\_\_\_\_ Security Code: \_\_\_\_\_

Name as it appears on Credit Card: \_\_\_\_\_

Please list all other guests staying at Moose Canyon Lodge:

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Age: \_\_\_\_\_

## INSTRUCTIONS AND TIPS FOR ENJOYING THE HOT TUB

Our hot tub is ready and waiting for you enjoyment. It is one of the most popular features of Moose Canyon Lodge. There are some facts you should know about the hot tub to make your stay more enjoyable.

The hot tub pump will kick on periodically to circulate, filter and heat the water. It will activate automatically. You do not need to do a thing. It will do this even while the hot tub cover is on. This is completely normal.

The water level should be filled to the proper amount upon your arrival. The water level needs to be 2/3 the way up the fins where the water enters the filters. Please take care not to splash too much water out, or be tempted to add more water. Altering the amount of water in the hot tub can disturb the chemical balance.

To adjust the temperature, the LCD window displays the actual water temperature. Pressing the TEMP+- pad makes the numbers flash, then pressing the pad again (repeatedly) increases the set temperature one degree at a time up to 104 degrees F. After a short pause, the actual temperature displays. Press TEMP+- pad repeatedly to decrease the set temperature down.

Jets button: First press activates the pump on low-speed. Second press activates the pump on high-speed. Third press turns off jets for all-quiet mode. Fourth press activates the pump back to low-speed. After running for 15 minutes, the pump automatically turns off.

Please carefully remove the hot tub cover when you are ready to enjoy it, and remember to replace the cover after your relaxing soak. Make sure all four corner straps have been unclipped before removing the cover. The cover MUST remain on the hot tub when not in use in order to maintain the temperature.

Please remember that NO suds of any kind, oils, or food are allowed in the hot tub. There is a hose next to the hot tub to rinse any excess sand that may be tracked in on your feet. This is very important as all these things affect the filtering system.

When the rules are respected, the hot tub remains sparkling clean and ready for your enjoyment. Draining and cleaning out the hot tub and filter system is very time consuming and costly. Also, after refilling the hot tub it can take 24 to 36 hours to reheat. Obviously this would not make for a pleasant arrival for our next guests. Therefore, please note: If the hot tub requires drainage for proper cleaning after your stay, we must charge a fee of \$200.

We appreciate your understanding of the hot tub restrictions.

Now, relax, and soak your cares away!

I have read and understand the hot tub recommendations and rules.

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Signature of lead renter required



## **INSTRUCTIONS AND TIPS FOR ENJOYING THE FIREPLACE**

Our fireplace is, of course, a very popular feature of our vacation home. There are a few things we'd like our guests to know so that you get the maximum enjoyment out of it.

The fireplace is not designed to warm our 1550 square foot home. It is not an exceptionally large fireplace. The first thing is to make sure the flue is open. When burning a fire, please keep the logs toward the back of the grate. Also, do not start a large fire. We've found that if the fire is too large or the flames are too near the front screen, some smoke can be drawn into the cabin rather than up the chimney.

There are wood logs provided at the cabin as well as starter in the pantry. You are free to use them. However, we recommend using a Duraflame or similar manufactured logs. We have found that they tend to burn longer, and heat up more quickly. Again, the fire must be hot enough to draw the smoke up the chimney, and not into the cabin. As an added bonus, Duraflame logs create much less ash residue, making fireplace clean-up easier. Please remember to scoop out the ashes as needed in the bucket provided.

We do appreciate your care of our vacation home – Now curl up by the fire and relax!

### **Lighting the grill**

1. Set control knobs to "OFF" and turn on the gas supply.
2. For main burner: Push and turn either main burner control knob to "Hi". Push or rotate the ignitor knob 3 or 4 times or match light. Burner should ignite within 5 seconds. (Ignition may perform better with right control knob or both control knobs set at medium.) For side burner: Push and turn side burner control knob to "Hi". Push or rotate the ignitor knob 3 or 4 times. Burner should ignite within 5 seconds. To light burner with a match, apply lit match to burner ports. Push in the side burner control knob and turn to "Hi". Burner should light within 5 seconds.
3. To shut down, turn off the cylinder valve on the propane tank. Allow gas in line to burn out. Turn control knobs to "OFF".