

Ivy Jeans Ozark Farmstead LLC

Rental Terms & Conditions

All terms & conditions are listed below, please read over them carefully as you are bound to these terms & conditions and they will be included in the final contract you sign. By making your first payment for rental you are acknowledging and accepting these terms & conditions.

General Rental Policies: The 10-acre property is owned by Ivy Jeans Ozark Farmstead LLC and the owners, Cyndi and Tim, live on property. They are a Christian Based and Law Enforcement family.

Check in time is 4 pm and check out is 10 am (unless previously negotiated by management of Ivy Jeans Ozark Farmstead LLC).

This is a non-smoking and non-vaping property. No Marijuana, Marijuana based products or illicit drugs are allowed on property.

You may not exceed the maximum number of guests for any given unit or the property which has been authorized by the rental agreement. If found to have additional guests, you may be asked to leave the property forfeiting all payments.

No parties are allowed on property. We expect and require all guests to be respectable to all other guests, management and property at all times displaying Christian Values and Ethics as Ladies and Gentlemen.

Cancellation and Change Policy: Travelers who cancel at least 45 days before check-in will get back 100% of the amount they've paid less a 15% processing fee. If they cancel between 30 and 45 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.

Occupancy: The number of guests, including children, is limited to the sleeping capacity indicated. Exceptions may be made for infants under the age of 2. Individuals under the age of 25 are not permitted to rent. All guests will be required to pay a refundable deposit of \$500. The person checking in must be the person who is renting. Any reservations obtained under false pretense will be subject to loss of deposit and/or rent and asked to leave the property immediately. Guests under the age of 21 must have direct adult supervision at all times when on rental premises. No parties, unauthorized gatherings or illegal activities are allowed. Motor homes or campers are not permitted to hook up to utilities or to set up on any rental premises. The Cape Fair campground is 4 miles away. Absolutely no unit will be rented to vacationing students who are not accompanied by a parent or guardian of age. Parent must be actually staying in the unit with the students the entire length of the reservation.

Parking: Any vehicle left unattended after check out will be subject to being towed, by Ivy Jeans Farmstead, at vehicle owners' expense.

Payment Requirements: All payments are to be directed through Ivy Jean's Farmstead unless otherwise noted.

Payments: A minimum 50 % down payment of the total rental cost including tax and fees is required as soon as the request for reservation has been accepted by management. The refundable Security/Damage Deposit of \$500 can be attached to the final payment which is to be paid in full 30 days prior to arrival date. The Security Deposit is refundable if no additional charges or damages are reported upon inspection of the property or there's been no breach of this contract. A Credit Card must be on file to cover any damages above and beyond the deposit.

Maintenance: Every effort is made to maintain the accommodations in good repair. All repairs will be handled as quickly as possible. No refunds will be provided due to inoperable appliances, common area amenities, infrastructure or equipment.

Pets Policy: No pets are allowed on the property. Service animals are allowed if they have the proper paperwork from ADA. There will be a non-refundable cleaning fee of \$100 for Service animals. NO COMFORT ANIMALS are allowed. A pet or evidence of a pet found on premises at any non-pet-friendly property will cause forfeiture of entire rent, deposit, immediate eviction and charge of pet deposit fee.

Non-smoking and Non-Vaping: All of our buildings and property are non-smoking and non-vaping. However, for those who are in the process of quitting, a smoking area is designated outside the building out by the entrance gate and must be used any time a person smokes. The act of smoking or vaping in our rentals or outside is considered to be damage to the property. If there is evidence of smoke or vaping, you will be responsible for the costs involved in repairing and cleaning the property. The smoking area is at the entrance gate by the mailbox area only.

Providing a Family Environment: A family atmosphere for the quiet enjoyment of our guests and residence must be maintained at all times. No house parties allowed. No loud music inside or outside the buildings and on property. Use of headphones are required outside if music is loud and/or obnoxious or has obscenities in it. ANY Violations are grounds for eviction without refund of rent.

Management: All property is owned by Ivy Jean's Ozark Farmstead LLC. We reserve the right to refund deposits prior to approval, refuse rental, or to discontinue occupancy if in our judgment your occupancy of the unit is detrimental to the property. We reserve the right to enter the premises at any time for the purpose of inspection, repair or property management.

Eviction: Guests may be asked to immediately vacate rental premises, without refunds or compensation in the event of unusual loud noise (nuisances or disturbances). Breaking the policies set forth by Ivy Jeans Ozark Farmstead LLC, reservations made under false pretense and

not adhering to minimum age, occupancy limits, pet policy, supervision requirements, disrespectful behavior or any other illegal activities will result in eviction with the possibility of no compensation. Guests and occupants shall be bound by and shall comply with all laws, rules, and regulation imposed by any governmental authority and further bound by any recorded and unrecorded easements, agreements, restrictions, covenants, conditions or encumbrances related. Ivy Jeans Ozark Farmstead LLC shall not be liable to any guest or occupant for any damages resulting from any action taken by any governmental authority or holder of an interest described above.

Liability: By renting this property, you are assuming all risk of and liability for any damage done to person or property, agents, employees, or visitors occasioned by the present or future condition of the premises both latent and manifest. We will not be responsible for accidents or injury to guest or loss of money or valuables of any kind.

Cooking: No fish cleaning or cooking fish inside allowed. No use of Patchouli products inside due to extreme sensitivity.

No Hair coloring, dyes or sun tanning skin products allowed.

Pets Policy: No pets are allowed on the property. Registered Service animals are allowed if they have the proper paperwork from ADA. There will be a non-refundable cleaning fee of \$125 per Service animal (maximin of two).

NO COMFORT ANIMALS/EMOTIONAL SUPPORT ANIMALS are allowed. A pet or evidence of a pet found on premises will cause forfeiture of entire rent, deposit, immediate eviction and charge of pet deposit fee.

Responsibilities: Before departure, please leave the property clean (as outlined in the cleaning and checkout rules posted), kitchen items clean and returned to their proper places, and trash disposed of in proper outside containers. Whatever you brought with you, take back with you.

Linen: Bed linens, blankets, pillows, and towels are provided, along with a starter supply of bath soap, bathroom tissue, dish detergent, paper towels, and garbage bags. Guests are responsible for any additional items or supplies. Guests are responsible for any damage which occurs to Linens for any reason. Cost for repair or replacement will be at Ivy Jeans Ozark Farmstead LLC Discretion.

Keys: If you were given a key for check-in the key(s) must be returned. A \$50 charge will be assessed for each key not returned to Ivy Jeans Ozark Farmstead LLC. A service fee of \$50 will be immediately charged to your account if your key is lost.

Furnishings & Decor: All rental properties are equipped with heat and air conditioning, microwave, and basic antenna TV unless otherwise noted. We will make every effort to repair or replace appliances/equipment as soon as possible during your stay. All Décor has been photographed and then itemized prior to guest check-in. If an item has been damaged or taken,

the guest will be liable for the incurred cost to replace or repair the item at Ivy Jeans Ozark Farmstead LLCs option.

Disclaimer: All units are leased without regard to race, color, religion, sex, national origin or handicap. Taxes and fees are subject to change. We make every effort to ensure that all the information in these terms and conditions remains accurate. Ivy Jeans Ozark Farmstead LLC has the right to refuse service to anyone at their discretion at any time