

BMRA CABIN RENTAL AGREEMENT

THIS AGREEMENT is entered into between Barnwell Mountain Recreational Area, Inc., referred to as "Owner," and _____, referred to as "Tenant." The parties agree as follows:

The cabin, known as **BMRA Cabin # _____**, is rented for occupancy as a vacation dwelling to Tenant and Tenant's family, guests and invitees, and shall not be used for any other purpose.

The cost of rental is as follows:

Cabin #1 Daily Rental - **\$65.00 per day**

Cabin #2 Daily Rental - **\$85.00 per day**

Bunkhouse Daily Rental - **\$50.00 per day**

The cabin is rented for a term of _____ day(s), arriving on _____, 20____, and departing on _____, 20____ at 12:00 PM

The total rent for the cabin is \$ _____, including tax, payable on execution of this agreement.

1. Tenant shall leave the premises in a clean and orderly condition.
2. Tenant shall keep no pets, domestic or other animals on the premises.
3. Tenant shall bring their cookware, linens, towels and bathroom supplies.
4. BMRA Cabins and Bunkhouses are a No Smoking environment.
5. Owner shall not be liable for any personal injury or damage to any personal property sustained by Tenant or any member of Tenant's family, guests or invitees. Tenant hereby releases and agrees to hold Owner harmless from any such injury or damage.
6. Tenant shall not lease or sublet any part of the premises.
7. At the end of the term of this agreement, Tenant shall leave the premises to Owner in as good condition as they are now. Tenant shall pay for any damage or injury to the premises or items of personal property located therein caused by Tenant or by Tenant's family, guests or invitees.
8. **CLEANUP BEFORE YOU LEAVE:** There will be a cleaning fee of \$50-\$100 that will be charged if the cabin is not left in the same condition as it was found and requires extra cleaning beyond the normal touch-ups. In order to not be charged for cleaning you must:
 - a. Leave the cabin in the same order in which you found it. (They are always inspected before and after your stay). This includes both interior and exterior spaces.
 - b. Clean up all trash and place the bags in the dumpster or take it with you.
 - c. Wipe down things so they are as you found them. Sweep the floor.
 - d. Close window shades, lock door behind you, and leave the key at the office.

9. Tenant agrees to comply with all rules and regulations which will be provided upon rental.

Cancellation policy and refunds: We know that plans can change. However, we rely primarily on advance reservations and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: Any rental fees paid, less a \$15 processing fee, are refundable, if the reservation is canceled at least 7 days prior to your arrival date. If you cancel during the 7 days prior to your arrival date, you will forfeit all rental fees collected if the unit is not rented again. If the unit is rented again, all fees less a \$15 processing fee are refundable.

Dated this _____ day of _____, 20_____.

Barnwell Mountain Recreational Area, Inc.

OWNER

By: _____

Authorized Agent

TENANT (Print Name)

By: _____

TENANT

Address: _____

City/St: _____ Zip: _____

Phone: _____

RULES AND REGULATIONS FOR BMRA CABINS

We hope you enjoy your stay at BMRA. To help assure the same enjoyment for subsequent tenants, we request you adhere to the following rules:

1. Please park all vehicles only in designated parking areas.
2. No pets or animals are permitted on the premises.
3. Children should be supervised by a responsible adult at all times.
4. Please leave the cabin in a clean condition when leaving.
5. Please remove and dispose of all perishable food and drinks when leaving.
6. No fires are permitted on the premises except in the designated grills or fire pit. Please do not leave any fire unattended and extinguish fires completely before leaving.
7. Do not disable or tamper with smoke detectors or other electronic devices on the premises.

CONTACTS:

Fire or Ambulance:
Office Manager:

Telephone: 911
Telephone: 903-797-4066
Cell Phone: 903-738-0002