

SECURITY/DAMAGE DEPOSIT

A security deposit of \$200 is required to hold your [Renter] reservation (mail to: Kevin Neugebauer 20027 Diamond Hills Lane, Katy, Texas 77449). We must receive a personal check, PayPal deposit or postal money order for the security deposit within 7 days of initial booking. Once it is received, your dates are officially reserved. Any payment made with the PayPal services must include any and all added PayPal charges.

Upon your arrival, the \$200.00 security deposit converts to a damage deposit. Your deposit, less the \$60.00 cleaning fee, will be returned to you if the following provisions are met:

- No damage is done to the home or its contents.
- No linens or household items are missing.
- No early check-in or late checkout.
- House has not been smoked in.
- All keys are returned.

PAYMENT

We accept payment by personal check, PayPal, 3rd party vendor or postal money order. Payment should be made to Kevin Neugebauer. The check should be mailed to 20027 Diamond Hills Lane, Katy, Texas 77449. PayPal must include any and all PayPal charges.

CANCELLATIONS

If you cancel more than 30 days before check-in, your Security Deposit will be returned. If you cancel less than 30 days, but more than 15 days before check-in, you will forfeit your Security Deposit.

We cannot return funds for a cancellation less than 15 days; but you may apply them towards another visit within a year of the scheduled date. Under these circumstances, your Security Deposit will be returned. If you cancel less than 15 days before check in you will also forfeit 50% of the rental if the home cannot be rented to others during your reserved period. The remainder may be applied to another visit within a year of the scheduled date. After the first day of the rental, there will be no refunds for any reason. No credit will be given for shortened stays due to late arrival or early departure for any reason. No cancellations due to weather.

RENTAL AGREEMENT

Upon receiving your security deposit and a signed, dated copy of this Rental Agreement, a rental confirmation will be mailed to you.

Full payment is due 15 days prior to check-in. Once we receive full payment for your reservation, you will be issued the code to a lockbox on site for the keys.

HOUSEKEEPING

When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate amount of guests:

- Bath towels, hand towels, wash cloths and paper towels.
- No lake towels, please do not take bath towels to the lake.
- Dishwasher soap, hand soap, toilet paper and laundry soap.

No pets allowed. Guests who bring a pet or pets without approval will forfeit their security deposit and may be evicted from the property.

This is a non-smoking home. You are not permitted to smoke in the home.

We supply some games and activities for our guests; however some games have small pieces or parts and are not suitable for young children, i.e. toddlers and infants, who may put things in their mouths. Do not allow young children to play unsupervised with games.

Check-in time is no earlier than 4 p.m. CT. There is only a 4 hour window to completely clean, disinfect and set up for the next guests. Please respect this work schedule and do not arrive early. Under some circumstances we can arrange for an early check in or late check out if the home is not rented "back-to back". Please contact us about a week before your stay if this is requested.

Checkout time is no later than 12 p.m. CT the day you are scheduled to leave. We must be able to enter the home at 12 p.m. If you do not vacate the premises on time, you will be charged for one (1) additional night's stay.

Checkout procedures: Prior to checkout, all dishes should be clean and left in the dishwasher. Beds may be left unmade, please leave all sheets and blankets on the beds; do not remove the linens from the beds. Towels may be left in the restrooms. Before leaving, set the thermostat to 55 degrees in the cooler months and 80 degrees during warmer months. Make sure all doors and windows are locked and shut.

Please empty the refrigerator completely.

We will not be liable or responsible for personal items left behind, lost or stolen.

If you leave an item after checking out and wish to have it returned, call us as soon as possible and, if found, we will arrange for shipment. We will inform you of the shipping cost and with your approval, deduct it from your deposit refund to cover the expense.

PLEASE BE SURE TO READ THE HOUSE INSTRUCTIONS AS SOON AS YOU ENTER THE HOME. IF YOU HAVE A PROBLEM PLEASE CALL KEVIN NEUGEBAUER IMMEDIATELY (832-642-0133).

ADDITIONAL TERMS

1. You must be 25 years of age to rent this home and provide proof of age, if requested.
2. The home has a maximum occupancy of eight (8) guests. Renters who exceed the occupancy limit and falsify occupancy information at the time of reservation are subject to eviction.

3. No fish or seafood cleaning in or out of the house. Do this at the lake.
4. Illegal substances are prohibited and grounds for immediate eviction.
5. There is no garbage pickup and all garbage is to be taken with you upon your departure.
6. Fireworks are prohibited.
7. Three (3) Vehicle limit to be parked in front of the house, not on neighboring lots.
8. House parties or organized social events are strictly prohibited and grounds for immediate eviction.
9. If a personal check is returned to us for non-sufficient funds, you will be charged the amount levied by the bank for NSF charges.
10. Any exceptions to the rules and regulations as written here, must be approved in writing or email in advance.
11. Rates, terms and conditions are subject to change without notice.
12. Lock all doors when you leave the house to keep your personal items safe.
16. No BBQ or cooking on or below the porch as this causes grease, smoke and other damage. A BBQ pit is available away from the house. Pit must be cleaned after use.
17. No fish or seafood frying in the house.
18. Owner is not responsible for any damage to any boats, vehicles or watercraft used or owned by Renter. Renter acknowledges responsibility for damage to his/her own property due to increment weather, including flying debris, etc.

Force Majeure. There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) extended power outage (lasting more than one day), severe weather, destruction of or severe damage to the property. In the event of *Force Majeure*, we will do our best to make alternative arrangements for you where possible. If we cannot, or if the alternative arrangements are not acceptable to you, then we will refund all monies paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT I AM AT LEAST 25 YEARS OF AGE AND UNDERSTAND THAT I WILL BE RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME.

I UNDERSTAND AND AGREE THAT THE OWNER OF THE PREMISES WILL NOT BE LIABLE FOR ANY PROPERTY DAMAGE, BODILY INJURY OR DEATH TO RENTER, FAMILY OR GUESTS OF RENTER, FROM OR DUE TO ANY CAUSE OR ACTION, ARISING DURING THE OCCUPANCY OF THE SAID PREMISES BY TENANT, FAMILY OR GUESTS.

I AGREE THAT I WILL BE LIABLE FOR DAMAGES OR EXTRA CLEANING CHARGES RESULTING FROM THE OCCUPANCY OR USE OF THE PREMISES BY ME, MY FAMILY OR MY GUESTS, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

PLEASE NOTE: THE TEXAS COASTAL REGION IS SUBJECT TO SEVERE WEATHER CONDITIONS INCLUDING HURRICANES, TROPICAL STORMS AND FLOODING. NO PERSONS WILL BE ALLOWED TO OCCUPY THESE PREMISES DURING ANY CATEGORY TROPICAL STORM OR HIGHER.

Nanna's INN

RENTER'S NAME: _____ RENTER'S DATE OF BIRTH: _____

DRIVER'S LICENSE #: _____ STATE: _____

ADDRESS: _____

HOME PHONE #: _____ CELL PHONE #: _____

VEHICLE 1 MAKE, MODEL & LICENSE PLATE #: _____

VEHICLE 2 MAKE, MODEL & LICENSE PLATE #: _____

VEHICLE 3 MAKE, MODEL & LICENSE PLATE #: _____

EMAIL ADDRESS: _____

NUMBER OF GUESTS IN RENTER'S PARTY: Adults (over 16 years of age) _____ Minors _____

Print Name:	Mail or email to
Address:	nannasinn@att.net
City: State: Zip Code:	Kevin Neugebauer
Phone: Email:	20027 Diamond Hills Lane
Signature/Date:	Katy, Texas 77449
Rental Dates:	832 642-0133