

## RENTAL AGREEMENT

This Short Term Rental Agreement is made by and between **Joyce Throneburg** ("Manager") and \_\_\_\_\_ (**First and Last name of responsible party**) ("Guest") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. **Property: Two Roads Abode** is located at **2024 N. 1100 East Rd, Assumption, IL**. The property is fully furnished which includes linens, towels, washcloths, dish towels, toilet paper, shampoo and body wash, laundry detergent, hair dryer and dishwashing detergent. Check the website at [www.tworoadsabode.com](http://www.tworoadsabode.com) for more details on the amenities.

There is no daily housekeeping service.

2. **Rental Party:** The rental party shall consist of [\_\_\_] adults and [\_\_\_] children (under age 16).

**Note: Maximum Occupancy:** The maximum number of overnight guests in the home is limited to 8 persons. Please contact Manager with any questions.

3. **Term of the Lease:** The lease begins at **3:00 pm** on [\_\_\_/\_\_\_/201\_\_] and ends at **10:00 am** on [\_\_\_/\_\_\_/201\_\_].
4. **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.

5. **Rental rate and fees** are as follows and are paid for by credit card through VRBO.com.

Rental Amount .....	\$ _____.	
Tax.....	_____.	(rental amount x 8.64%)
Sub-Total .....	\$ _____.	
Refundable Security Deposit .....	\$ 300.00	
<b>Total Due</b> .....	<b>\$ _____.</b>	

6. **Refundable Damage Deposit:** \$300.00 is paid along with the rental fee on VRBO. The Damage Deposit is for security and shall be refunded within 5 days of the Check-out Date provided no deductions are made due to:
- damage to the property or furnishings;
  - dirt or other mess requiring excessive cleaning; or
  - any other cost incurred by Homeowner due to Guest's stay which is above and beyond reasonable wear and tear of the property and/or its permanent contents.

**Note:** If the premises appear dirty or damaged upon Check-in, Guest shall inform Manager immediately.

7. 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.

Guest Initials indicating have read this page and agree \_\_\_\_\_

**8. Cancellation Policy:** Notify us as soon as your plans change. This can either be done by emailing [tworoadsabode@gmail.com](mailto:tworoadsabode@gmail.com) or calling 217-254-3235.

- Cancellations received:
  - Thirty days (30) or more prior to check-in will result in a 100% refund of all fees
  - Ten (10) or more days prior to check-in will result in half the rental fee and all of the security deposit being refunded.
  - Within three (3) days of check-in will receive only the security deposit refund.
  - OR a full payment will be credited towards another stay within a year of the original reservation.
- No refunds will be given for weather or other events outside our control that prevent the Guest from arriving on the agreed upon dates.

**9. Insurance:** We encourage all renters to purchase traveler insurance.

#### **10. Two Roads Abode Rental Rules**

- Smoking is allowed outside ONLY – not on the porch. Any signs of smoking in the house or the porch will result in forfeiture of the security deposit..
- People other than those in the Guest party set forth above may not stay overnight on the property. Any other person in the property is the sole responsibility of Guest.
- Use appliances only for their intended purpose and in the spirit of short term rentals, use only the supplies needed leaving the unused items for the next guests.
- Pets are NOT allowed on the property – inside or out. There is a wonderful boarding facility called Prairie Paws Inn within five miles of Two Roads. [www.prairiepawsinn.com](http://www.prairiepawsinn.com)
- Towels and linens should be left in the house. Bring beach towels if towels are needed off premises.
- Septic: Nothing will be flushed other than toilet paper.
- Two Roads Abode resides on a working farm. Farm buildings, farm machinery and grain bins are off limits to Guests. There will be times of the year when semi-trucks and farm implements are active making noise and dust.

#### **11. Before Checking out, Guest will:**

- Wash all used pots and pans (can be left clean in the drainer) and make sure used dishes are loaded in the dishwasher with the washer started.
- Take garbage out to trash receptacles. Unfortunately, we have no access to recycling at this location.

*Guest Initials indicating have read this page and agree \_\_\_\_\_*

- Leave all used towels, washcloths in the shower in either or both baths.
- Leave any beds used during your stay UN-MADE.
- Close all windows.
- Check that the stove and oven are off.
- Furnace or Air Conditioner: Leave A/C set to 80 degrees in months May through September. Leave heat turned down to 60 in months October to April.
- Check that both the front and back doors are securely closed and locked.
- Leave a note telling owner about anything that needs attention.
- Turn out all lights except the lamp on the sideboard in the dining room

I agree to the terms of this Short Term Rental Agreement, the Rental Rules and will comply with the checkout procedures. I agree that all rental monies are non-refundable per cancellation policy above. I am 21 years of age or older. I have read my rights to purchase travel insurance.

Guest Signature	
Guest Name (printed)	
Date	
Phone # (during stay)	
Guest Email	

Return completed form within three (3) days of booking:

- via email to: [tworoadsabode@gmail.com](mailto:tworoadsabode@gmail.com)
- via US Mail: Two Roads Abode  
ATTN: Joyce Throneburg  
1078 E 2100 North Road  
Assumption, IL 62510

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