

RENTAL POLICIES:

- Nightly Rates do not include 6% lodging tax.
- The **Maximum occupancy** for The Hocking Hills Caboose is 5 guests, regardless of age.
- Visitors: Absolutely no additional visitors permitted on the property unless it has been discussed and approved. If approved, a visitor guest fee of \$10/person/day as well as a \$300/day event fee may apply for visiting guests.
- Sorry, pets are not permitted at The Hocking Hills Caboose.
- **Reservations and payment:** Reservations can be made via online booking. **50%** of total rental fee is due to secure a reservation. Remainder is due 30 days prior to check in day. Full payment is required if reservation is made within 30 days of check-in. We reserve the right to cancel a reservation due to non-payment. Visa, MasterCard and Discover credit/debit cards are accepted.
- **Check-in/Check-out:** Check-in is after **4:00PM**. Check out is by **10:00AM**. We greatly appreciate guests following ALL instructions provided for departure. Early check-in or late check-out of up to 2 hours may be available, please contact us with your request.
- **Cancellations** made more than 30 days prior to arrival will receive a 90% refund. Cancellations made 14 to 30 days prior to arrival will receive a 50% refund. No refunds for cancellations made fewer than 14 days before arrival. No refunds for cancellations due to inclement weather.

Age Requirements: You must be 25 years or older to rent **The Hocking Hills Caboose**. The Caboose is intended and created for a family atmosphere. If you are looking for a place to party with your friends, please look elsewhere.

Camping: Due to health department and insurance regulations, we cannot allow camping (tent or trailer) on our properties.

Lost and Found: Please check drawers, under beds, etc. when leaving to check for your personal belongings. Our staff will be happy to make a reasonable search for items a guest believes they may have left. If found, the item will be returned at the guest's expense.

Smoking: Smoking is NOT permitted inside the caboose. A \$500 cleaning fee will be added to your bill if smoking was detected. If you do smoke outside, please properly discard cigarette butts.

Cleaning Responsibilities: If unusual cleaning is necessary, there may be an additional charge to your credit card on record. It is your responsibility to maintain the caboose in a neat and clean condition throughout your stay.

Malfunction of equipment: We do our best to make sure all amenities are in good working order. Occasionally electronics, phones and other mechanical equipment will malfunction. We will do our best to repair these items in a timely manner, but will not make any rental concession for time without these items. Likewise, loss of electricity, water, or other "Acts of God" that are outside of our control will not result in a refund of any monies paid. We ask that you follow all guidelines and policies regarding use of amenities in order to keep them functioning at peak efficiency.

Weather/Power Outages: Bad weather conditions may make travel to the Hocking Hills difficult. In addition, occasional power outages or other "Acts of God" that are outside of our control will not result in a refund of any monies paid. We will do our best to make your stay comfortable.

Driving Conditions: Hocking County is very rural county with curvy and hilly roads which requires cautious driving. The roads leading to the caboose are nicely paved two lane highways that are well maintained. The drive to the caboose is gravel and may require **4-wheel drive** during inclement weather or any significant snowfall. There are no refunds due to inclement weather.

Damages and Theft: The caboose has been recently renovated with high quality materials and amenities. We expect that our guests will respect the inside, outside and surrounding property at all times. We reserve the right

to charge your credit card for any damages or theft as a result of your stay. If you notice any problems upon checking in, please let us know immediately.

Furniture and Electronics: No moving of furniture or decor inside or outside of the caboose. Do NOT disconnect or alter any electronic items.

Privacy: Please respect your neighbors by not approaching other cabins and by controlling noise levels, especially between the hours of 10PM and 8AM. If you are bothering other guests you may be asked to leave the property without a refund of any money. Absolutely NO TRESPASSING on adjoining properties!!!

Safety Rules: For your safety, we post Safety Rules around the property. Please abide by these rules as we want you to have a safe and happy stay! **The Hocking Hills Caboose** is **NOT** responsible for injury or damage to you or your property!

Liability: Renter agrees to assume all responsibility for an accident, injury or damage that may result in or about the premises, to persons or property (including those of Renter's guests), and that the Owner and its agents shall not be held liable, or responsible for such injury, accident, or damage. Renter assumes the risk involved with the use of the hot tub, pond and any and all other rental amenity and agrees to save harmless and indemnify the Owner and its agents from any and all claims and liability of any nature which may arise by reason of the use of the same renter or others using the same during renters occupancy. Renter assumes responsibility of all guests during the reservation time.

Video Dissemination: Unless prior written consent is obtained from Owner or its agent, Renter and its guests are prohibited from publicly disseminating through any means, any video or photographic broadcast or reproductions of the property or Renter's and guests activities while on the property. Renter shall indemnify and hold harmless Owner and its agents from any claims, liability, expenses or damages relating to any such broadcast or reproduction.

Hunting: Absolutely NO hunting of any kind is permitted anywhere on the property.

Fireworks/Firearms/Guns: Absolutely NO shooting fireworks, firearms or guns on the property.

ATV's/motorcycles: No all-terrain vehicles, 4-wheelers, motorcycles or other recreational vehicles may be used on the property at any time. Only the use of motorcycles as a mode of transportation to the caboose may be used.

Campfires: Campfires are permitted ONLY in the fire pit provided. Absolutely NO fires permitted outside of the designated areas. Only firewood should be burned in the fire pit. Please ensure fire is properly extinguished before leaving the campfire area.

Firewood Alert!: It is illegal to move firewood in or out of Quarantined areas. Violators face up to \$4000 fines. Please buy your firewood from local vendors within Hocking County.

POLICIES AND RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

YOUR AUTHORIZATION AT TIME OF RESERVATION, MAKING AN ONLINE RESERVATION, PAYMENT OF MONEY AND/OR TAKING POSSESSION OF THE PROPERTY IS EVIDENCE OF YOUR ACCEPTANCE OF OUR POLICIES AND YOUR INTENT TO USE THE PROPERTY AS A SHORT TERM VACATION RENTAL.

VIOLATION OF ANY OF THESE POLICIES MAY RESULT IN IMMEDIATE TERMINATION OF THE RENTAL WITHOUT A REFUND.