

Big Buck Lodge Rental Agreement

Renter: _____ Age _____
Others: _____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____

We are/are not bringing a boat
(please circle one)

We are/arenot bringing a dog
(circle one)

Rental Dates:

Arriving on: _____ (Check-In 4 pm or later)

Leaving on: _____ (Check Out 10 am)

I agree to rent Big Buck Lodge located at 126 Pembroke Drive, Gilbertsville Kentucky for the above dates. By signing I agree to abide by the policies below. I understand that the property owner is not responsible for any damage, loss, or injury.

General: We have tried to provide a comfortable, fun place to take a vacation. We only ask that you treat it with care and respect. Our cabin is located in a quiet residential area. It is not the place for parties and loud music and wild children. It's a nice place to relax and we want you to have fun, but we ask that you respect our property and our neighbors. Care should be taken to keep noise levels down after 10 pm and before 8 am.

Reservation Deposit: 50% of the rental fee is due at the time of reservation. The remaining 50% is due 30 days prior to arrival. The easiest way to handle payments is by credit card. We can also take checks or money orders, but they must arrive within 7 days of making reservations or your reservation can be canceled.

Damage/Cleaning Deposit: We have a \$350 Damage/Cleaning Deposit. This is to cover any damage over and above ordinary wear and tear and excessive cleaning. By signing below you agree to charges to your credit card up to and including \$350 to cover any damage, excessive cleaning and/or any other violation of this rental agreement.

Pets-Smoking: Pets: We welcome well behaved dogs only. All dogs should be up to date on all vaccinations and be on a flea/tick program. Dogs should be on a leash at all times when outside. Dogs should not be left unattended in the cabin unless they are in a crate or cage. A pet cleaning fee of \$75 is added to the rental rate and is not refundable. Smoking is not allowed inside of the house but is allowed on the deck. Failure to abide by smoking policy will result in forfeiture of the \$350 damage/excessive cleaning deposit.

Number of Guests on Property: The cabin is exclusively for the use of the people whose names appear at the top of this agreement. Our maximum occupancy is 10 guests. **No exceptions!**

Cleaning: We have made the decision not to charge a separate cleaning fee. We ask that you leave the cabin in the same condition that you find it on your arrival. We have provided a list of things that need to be done before you check out to insure that there are no additional charges for cleaning. Cleaning products are provided.

Boat Dock: There is room for **one boat** in our community boat dock. This is included in the rental. Please let us know if you will be bringing a boat. The community dock is the one with 8 boat slips. **The other slips and other boat docks in front of the cabin are owned by our neighbors. Under no circumstances are you to use any slip or dock other than the one that is assigned to you. No Exceptions! If you use another's slip or another boat dock you will be subject to forfeiture your \$350 damage deposit.**

Kentucky Lake is an impoundment of the Tennessee River and the TVA authority changes the water level of the Lake seasonally. Our community dock is able to accommodate your boat from about April 1st through Labor Day. The rest of the year the dock is generally too shallow to use. The Moors Marina has covered boat slips that are available for nightly rental for your extra boats or if the Lake is too shallow.

Check in 4 pm or later Check out 10 am

Cancellations: Our cancellation policy is 30 days or more before your reserved dates. If you cancel more than 30 days in advance there is no charge and your deposit will be refunded minus a \$100 cancellation fee which can be credited to a future rental within the next 12 months. However if you cancel within 30 days of your arrival you will only receive a refund if we are able to rebook the cabin for your dates, minus the \$100 cancellation fee. Our cancellation policy is firm. We're sorry but we cannot make exceptions for any reason what so ever. This policy also applies to early departures. Leaving before your scheduled check-out date will not entitle you to any refund of rental amounts that have been paid.

I have read this agreement and agree to abide by the terms.

Signed _____ Date: _____

Email: kim.offenburger@att.net

Fax: 270 362 7721

Mail: Kim Offenburger
172 Robin Hood Trail
Gilbertsville, KY 42044

Special Note: Marshall County is a DRY county and does not have liquor or beer or wine for sale. It might be wise to bring your own beverages. The nearest place to buy liquor, beer and wine is in Paducah, KY about 30 minutes away. There are a few marinas on lake Barkley that serve liquor. Eddy Creek Marina and Buzzard Rock Marina both have nice outdoor cafes.