

False River Hideaway Lease Agreement

2BR Cabin, Cabin with Loft, or Cottage with Sleeping Loft

12767 Chenevert St., Ventress, LA 70783 - Phone 225-240-0166
www.mywaterfrontcabin.com - Email: conniehammond@bellsouth.net

1. **AGREEMENT:** False River Hideaway the Owner, and Tenant agree as follows: Tenant is an adult aged 25 years or more and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result, they would have to vacate the property immediately without any refund.
2. **SLEEPING CAPACITY:** False River Hideaway maximum tenant capacity is six persons for the 2BR cabin, six persons for the 1BR cabin with loft, and four persons for the cottage with sleeping loft. If more than maximum allowed tenants occupy False River Hideaway, Tenant agrees to pay \$100 per person, per day.
3. **OCCUPANCY:** Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee for any of the following: A. Occupancy exceeding the sleeping capacity where previous arrangements for more than maximum occupants have not been made. B. Using the premises for ANY ILLEGAL ACTIVITY including but not limited to: the possession, selling and/or use of illegal drugs; serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises or to any of the neighboring properties. D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property. E. Any actions b Tenant creating a direct or perceived threat to False River Hideaway.
4. **PETS:** False River Hideaway does not allow pets as part of its guest list.
5. **UTILITIES:** False River Hideaway will provide Tenant with water, heat, air conditioning, electricity, and trash removal.
6. **RESTRICTIONS:** No pets, NO SMOKING INSIDE THE CABINS OR COTTAGE, no house or pier parties, no swimming from pier or boat dock in the inlet (limit swimming to main lake area where allowed). Children 12 years old and under are required to wear life jackets when boating or on any unrailed decking on the fishing piers, and must be accompanied by an adult at all times. No barbecue pits on the piers, no open flame in the cabins or cottage, or on the pier. All contents of the cabins and cottage are limited to inside use and cannot be carried outdoors. No campfires are allowed at False River Hideaway.
7. **CANCELLATION POLICY:** A cancellation fee of \$150 will be charged if reservation cancellation is requested. Written notice is required in order to cancel a lease agreement. If notice is received less than 30 days but more than two weeks prior to scheduled occupancy by Tenant, 50% of the remaining rental fees will be credited to Tenant; and if notice is received less than two weeks prior to scheduled occupancy by Tenant, 25% of the remaining rental fees will be credited to Tenant. If notice is received 7 days or less to prior scheduled occupancy, no refund will be credited to Tenant.
8. **TENANTS LIABILITY:** Tenant agrees to accept liability for any damages caused to property (other than normal wear and tear) by Tenant or Tenant's guests, including but not limited to landscaping, misuse of appliances and/or equipment furnished, window breakage, and wall or door damages. Tenant agrees to reimburse False River Hideaway for costs incurred to repair/replace damaged items. During time of occupancy, tenant agrees to keep premises clean and free of trash, garbage and other waste. Tenant further agrees not to make any alterations to the property.
9. **HOLD HARMLESS:** False River Hideaway does not assume any liability for loss, damage, or injury to persons or their personal property. Neither does False River Hideaway accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, electricity, or plumbing. Nor will False River Hideaway accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.
10. **CHECK OUT:** Check out time is 10 a.m. Tenants agree to leave premises in the same general condition as when they arrived. Tenant is not responsible for laundering of bed linens or towels. All garbage must be removed from the premises and placed in outside receptacles; all food items brought in by Tenant must be removed from refrigerator, freezer and cabinets; all kitchen dishes, cookware and utensils left clean and put away; premises picked up and ready for dusting, vacuuming and sanitizing; all outside furniture left in order they were found; keys to be locked inside the premises upon departure.

11. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself/herself, his/her heirs, assignors, executors and administrators, fully releases and discharges False River Hideaway from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold False River Hideaway free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees, the prevailing party shall be entitled to recovery of all attorney fees and costs.

I HAVE READ AND UNDERSTAND ALL THE TERMS OF THIS LEASE AGREEMENT (INITIAL IN BOX) []

This lease agreement, dated _____, 20____, is made between False River Hideaway, 12767 Chenevert St., Ventress, LA 70783, and Tenant:

NAME: _____ (PLEASE PRINT) **DATE:** _____

ADDRESS: _____
STREET CITY ZIP

PHONE NUMBER: _____ **EMAIL:** _____

ADDITIONAL # GUESTS: _____ **ARE YOU BRINGING A WATERCRAFT? [] YES [] NO**

TYPE OF WATERCRAFT: _____ (LENGTH, GENERAL DESCRIPTION)

RESERVATION FOR: [] 2BR CABIN [] 1BR CABIN W/LOFT [] COTTAGE WITH SLEEPING LOFT
**RATES 2BR Weekend \$450, \$125/night M-Th --- 1BR Weekend \$399, \$99/night M-Th
Cottage Weekend \$299, \$89/night M-Th**

This lease will begin on _____ 2 p.m., 20____, and end on _____ 5:00 p.m., 20____
False River Hideaway is being leased to tenant at following rate:

CONTACT CONNIE HAMMOND AT 225-240-0166 FOR INSTRUCTIONS & RESERVATION CONFIRMATION BEFORE COMPLETING THIS FORM.

[] **MID-WEEK (2 day minimum)** _____

[] **WEEKEND** _____

[] **WEEKLY** _____

[] **MONTHLY** _____

ADD 3% TAX \$ _____

(RENTAL RATE X .03)

TOTAL DUE \$ _____

Make check or money order payable to Connie Hammond and mail to PO Box 834, New Roads, LA 70760.

SIGNATURE OF TENANT(S): _____

By signing this lease _____
Tenant agrees to all terms and conditions set forth within.