

The Alexander at Creek Road

6730 Creek Road Dripping Springs, Texas 78620

866-515-1142

thealexanderatcreekroad@gmail.com

SHORT TERM RENTAL AGREEMENT

Check-in time: 3:00 p.m. / Check-out Time: 11:00 a.m.

Welcome! We look forward to having you here! In order to provide you and all those around you the best guest experience at The Alexander, we have some simple terms to which we ask everyone to agree. Following these will keep everyone happy! Thanks in advance, and any questions, let us know!

This Short Term Rental Agreement (the "Agreement") is made by and between The Alexander at Creek Road, its owners Matt and Michelle Alexander (Owner, We) and YOU (Guest/ You), as per your reservation. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

YOUR RESERVATION:

Your total rental costs, including taxes and fees, can be found on your reservation or contact us (see above for contact info).

Cancellation Policy: If your reservation was booked through a group block, please see the specific information for your block, as those do vary. Reservations made outside a block and cancelled at least 60 days before the start of the stay will receive a 100% refund, less a \$25 processing fee. Bookings cancelled at least 30 days before the start of the stay will receive a 50% refund less \$25 processing fee. In the event you booked through an online travel agency, see their cancellation policy.

--- we are a no-smoking lodging property---

OCCUPANCIES:

The maximum number of guests is limited to _____ persons. (See reservation)

Guest Qtrs: 2+child Creek Rd Cottage: 2+child Live Oak Lodge: 4

Lucky Star: 6 Country House: 10 Camper if booked: 4

The Treehouse Complex (not for small children):

The Jack: 4 The Mack: 4 The Charlie: 2 The Groomsman: 2

You are allowed 2 daytime visitors with your reservation without notifying us. If reserving one of our larger units (like "The Country House"), please understand that your reservation is for

lodging only. If you're interested in hosting an "event" of any kind with a gathering of more guests than your particular unit allows for lodging, a fee is required based on your plans. Contact us first.

THINGS TO KNOW/SAFETY:

We're in the country! Steps may be uneven, some walks and drives unpaved, etc., so please be mindful of steps and uneven pathways. If you see something of concern, please let us know! When driving, be on the lookout for wildlife, especially on Creek and Holder Roads. Excessive rains can cause muddy conditions. We are not responsible for injury or loss. 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 premises.

Children must be supervised at all times. We are located in a natural, country setting with ponds, brush, and little fencing. Parents/guardians are liable for any personal injuries or damages associated with children on the property. While The Groomsman unit of the Treehouse complex is ground-level, the other Treehouse suites are elevated and not recommended for children.

We encourage Guests to purchase traveler's insurance. Guests (and their guests!) shall hereby indemnify and hold harmless the Owner against any and all claims of personal injury, property damage or loss arising from use of the premises regardless of the nature of the accident, injury, or loss. Guests expressly recognize that any insurance for property damage or loss which the Owner may maintain on the property does not cover the personal property of Guests, and that Guests should purchase their own if they choose.

Because we will always put safety first, Owner has the right to inspect the premises without prior notice to ensure the safety of the property or others. We'll certainly endeavor to contact Guest with any concerns, but will always put safety as the first priority.

YOU AGREE TO ...

You agree to maintain the premises in good, clean condition, to respect the space and grounds, maintain reasonable quiet hours and use it in a careful and lawful manner, leaving the premises in a good condition. If it is left in lesser condition, any items missing or damaged, excessive cleaning required, etc. shall be charged to credit card. Thank You! Issue with your suite? Please call Owner and let us know so we can rectify the problem at your earliest convenience! We want you to love it here!

COOLERS/ICE CHESTS are never allowed inside the units (they can leak.) You may leave them outside on your porch! Any damages to floors due to placement inside will be billed back to you, so please keep outside.

Please park in the areas designated for your unit. There are parking signs for each suite.

There is no daily housekeeping service. While linens and bath towels, some dishware and more are included in the unit, daily maid service is not included in the rental rate. You are responsible for washing your own dishes before you leave.

Guest may dispose of excessive waste materials generated during the rental period into the outside trashcans, or contact Owner should he need assistance. We recycle and appreciate your assistance with that as well!

Check-out is 11:00 a.m., and our housekeepers are ready to get started on the units at that time. We ask for your consideration and prompt check-out as we have lots to do to get it ready for the next guests. Additional fees may be imposed otherwise. Thanks in advance!

No animals or pets of any kind shall be brought onto the premises without permission, a paid Pet Fee for additional required cleaning, and signed agreement with the Owners. Failure to obtain permission may result in your need to board your pet elsewhere at your expense.

Folks come here to enjoy the peace of the countryside; we ask that you be good neighbors, respecting the rights and enjoyment of others on the property. Guests who create a disturbance will be warned or asked to vacate the premises without refund. That won't be you, we're sure, and thanks in advance for your cooperation!

Enjoy that country air! Sorry, this is a no-smoking property. Smoking and/or butts will result in fines. Thanks for your cooperation!

OTHER:

Certain circumstances beyond our control may occur, including power outages, television/internet service interruptions or performance issues, severe weather, low water crossing closings, and such. Guest should stay abreast of weather conditions and act accordingly. No refunds of rents will be made for shortened stays due to weather conditions, family emergencies, outages, or other such issues.

Each unit has a fire alarm that is believed to be functioning properly at the time of Guests' rental. Guest will notify Owner without delay should they encounter low-battery noises or any other potential safety issues. Also, Guest shall see to their own security while in the property by locking door, windows, etc., when it's prudent to do so.

Most suites contain a safe; we're happy to issue a code/place for you to lock your valuables. Guest will contact Owner regarding any valuable item left behind and Owner will hold said item for 30 days for Guest pick-up. There is a minimum \$25 charge plus postage to mail any item (sorry – it happens so very frequently!) Any unclaimed, item(s) shall become the property of Owner.

Both Owner and Guest agree to abide by the above. Any questions, please ask before booking --- we're happy to help! Guests' reservation indicates complete understanding and agreement to these terms.

-END-

10/21/2019 3:55