



*Thank you for your interest in staying at Rustic River Retreats. The following pages contain your rental agreement. Please complete the attached agreement and return to us via mail to 411 Woodside Ave, Jefferson, OH 44047 or e-mail to [rusticriverretreats@gmail.com](mailto:rusticriverretreats@gmail.com) along with your deposit to secure your rental dates.*

*If you have any questions, special needs, or requests please let us know. We look forward to hosting you and hope you have an enjoyable and relaxing getaway!*

*Brian and Jenn Diehl*

*440-789-8397*

Rustic River Retreats  
930 Tote Rd, Austinburg, OH 44010

**Check In / Out Times**

- Check in is 4:00 p.m. Check out is 11:00 a.m. (or before). Please adhere to check out times so we may have sufficient time to clean thoroughly before the next guests arrive.

**Deposits and Cancellation**

- A deposit is required to confirm your reservation, with the balance due no later than 4 weeks prior to your stay. Reservations made later than 4 weeks in advance are payable in full. Credit card or check is accepted. Please make checks payable to: Rustic River Retreats (\$50 service charge and bank fees for insufficient funds). Cancellation policy is as follows: full refund 30 days prior to reservation; no refunds 29 days prior to reservation. Deposit requirements are as follows:
  - Main House: \$250; Game Room: \$150; Pond Cottage: \$150; Entire Property: \$500

**Damage**

- The property is to be left in its “as found” condition upon departure of the Renter. The renter shall be responsible for the full cost of cleaning and or repair of the property above normal wear and tear. This includes damage caused by the Renter, Renter’s guests, Renter’s service providers, or any other individuals connected to the Renter’s event.

**Excessive Noise:**

- Music is permitted on the grounds but sound must be kept at a level so as not to be audible from adjacent properties, or from other renters on the property at the same time. Please be respectful of our neighbors and other renters.

**Indemnification**

- The Renter agrees to indemnify, defend, and hold Rustic River Retreats harmless from all cost and expense resulting from any claims, suits, or liabilities of any kind, including attorney fees, arising from or purporting to arise from the conduct, activity, or any other transaction involving Renter, its guests, invitees, or any other person on Rustic River Retreats premises at the request or invitation of the Renter or Renter’s guests or invitees. This provision of the Rental Agreement shall survive the Renter’s scheduled departure date from Rustic River Retreats.

**Smoking / Drug Free:**

- Smoking is permitted outside the cabins only. Please encourage your guests to use receptacles to dispose of their cigarette butts. The use or possession of any illegal drugs or substances is prohibited.

**Parking:**

- Parking is limited to 2 vehicles for the Main House and Game Room and one vehicle for the Pond Cottage. The Main House and Game Room share parking, please be courteous to other guests.

**Items you will need to bring:**

- Paper products (paper towels, toilet paper –please use SEPTIC SAFE or Scott brand please!)
- Paper plates, etc.)
- Foil, Saran, baggies, etc.
- Food and beverages
- Drinking water if necessary
- Soaps (laundry, bath, dish, dishwasher) and personal items
- Towels/blankets for outdoor use

**Upon departure:**

- Please put all dishes, glassware, etc. in dishwasher and run wash cycle (Main House only). In the Pond Cottage and Game Room please wash all dishes and leave on the counter or in the sink.
- Please put all used linens, towels, etc. in provided baskets (above washer/dryer) for laundering (Main House only).
- Please double check washer/dryer for any personal items (Main House only)
- Please take all food/groceries with you
- If renting multiple units, please be sure glassware, plates, silverware, etc. remains or is returned to the proper cottage! If you are unsure where it goes, please just leave on the counter – it is much easier to return it ourselves than search all the cottages for missing items!!

**Thank you in advance – this allows us to promptly clean and prepare the house for the next guests!**

## Items included in the cabins:

Main House	Game Room	Pond Cottage
<ul style="list-style-type: none"> <li>• Full size electric range w/convection oven</li> <li>• Full size refrigerator/freezer</li> <li>• Microwave</li> <li>• Dishwasher</li> <li>• Coffeepot</li> <li>• Toaster</li> <li>• All pots, pans, glassware/mugs, utensils, kitchen towels, wine/beer openers</li> <li>• General cleaning equipment</li> <li>• Outdoor propane grill – please clean if you use</li> <li>• Washer/dryer</li> <li>• Bedding (1 king size bed/ 2 twin size beds/2 queen size beds)</li> <li>• 3 full baths (2 showers, 1 tub / shower)</li> <li>• Bath towels (please bring your own towels/blankets for use outside)</li> <li>• Flat panel TV, DVD player, DirectTV.</li> <li>• Wifi in Main House and Game Cabin only</li> <li>• Wood burning fireplace (see note below on firewood)</li> </ul>	<ul style="list-style-type: none"> <li>• Two-burner electric cooktop and electric skillet</li> <li>• Mini refrigerator/freezer</li> <li>• Microwave</li> <li>• Coffeepot</li> <li>• Toaster and toaster oven</li> <li>• All pots, pans, glassware/mugs, utensils, kitchen towels, wine/beer openers</li> <li>• Outdoor propane grill – please clean grill after use</li> <li>• General cleaning equipment</li> <li>• Bedding (2 queen beds)</li> <li>• Bath towels (please bring your own towels/blankets for use outside)</li> <li>• 1 full bath with shower</li> <li>• TV Playstation 2 with Singstar</li> <li>• Flat panel TV, DVD player, DirectTV.</li> <li>• Wifi in Main House and Game Cabin only</li> <li>• Cd player with ipod hook up</li> <li>• Pool table, pinball machine, gaming/card table</li> <li>• Wood burning fireplace (see note below on firewood)</li> </ul>	<ul style="list-style-type: none"> <li>• Cooktop stove (no oven)</li> <li>• Microwave with toaster</li> <li>• Mini refrigerator / freezer</li> <li>• Coffeepot</li> <li>• All pots, pans, glassware/mugs, utensils, kitchen towels, wine/beer openers</li> <li>• Outdoor propane grill – please clean grill after use</li> <li>• General cleaning equipment</li> <li>• Bedding (1 king bed)</li> <li>• Bath towels</li> <li>• 1 full bath with shower</li> <li>• TV w/DVD (no cable, satellite or internet)</li> <li>• Cd player with ipod hook up</li> <li>• Wood Burner (see note below on firewood)</li> </ul>

Firewood is provided but **PLEASE DO NOT USE EXCESSIVE AMOUNTS.** We provide wood as a courtesy for our guests, and unfortunately may have to discontinue this if guests continue to burn through large amounts of firewood in a short amount of time! Please bring your own if you want to be sure to have plenty on hand. Thank you in advance!

The property has a plentiful well water supply, but if you are unfamiliar with the taste of well water please bring your own bottled water for drinking purposes. DirectTV and Internet are only available in the Main House and Game Cabin. There is no internet, cable or satellite service in the Pond Cottage. Please bring bicycles, canoes or kayaks if you have them (weather permitting)! Lots of trails to ride, the road itself is very quiet, and we have access on the property to the river. Also, the fishing is plentiful – the pond on the property is full of bass and bluegill and the river is great place to spend the day fishing. Additionally, Geneva Sate Park Marina is just 20 minutes away with access to Lake Erie. We have charter information available if you are interested in a Lake Erie fishing charter. Covered parking/storage is available on site for bikes, motorcycles, boats, etc. Visitors guides, winery information, county map and outdoor activities details are provided. Please let us know if you have any additional requests for tourism information and we will be more than happy to provide them to you.

We will do our best to make your stay quiet, enjoyable, relaxing and memorable. We respect you as our guests and hope that you decide to stay with us in the future. Please let us know if you have any problems during your stay. We ask that you respect our house and treat it as if it were your own – we appreciate the guests that keep things neat and tidy – it is a tremendous help and keeps the house in great shape, and also lets us keep our rates down! Thank you for choosing Rustic River Retreats and enjoy your stay!

- Rustic River Retreats-

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Date of Rental: \_\_\_\_\_ Number of Guests Staying \_\_\_\_\_

Properties Rented (check): Main House \_\_\_\_\_ Game Room \_\_\_\_\_ Pond Cottage \_\_\_\_\_

Address: \_\_\_\_\_ e-mail \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**The Renter is responsible and shall reimburse the proprietors of Rustic River Retreats for any damages, loss or liability incurred to the facility by the renter. Renter has reviewed and agrees to all provisions of the rental agreement.**

Signature of Renter _____ Date: _____
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**If paying by check, please make checks payable to: "Rustic River Retreats". Payment can also be made through Homeaway Payments, invoice and credit card, or Paypal.**

**Mail payment to:**  
Rustic River Retreats  
Attn: Brian Diehl  
411 Woodside Ave  
Jefferson, OH 44047

Any questions, please call 440-789-8397 or e-mail to [rusticriverretreats@gmail.com](mailto:rusticriverretreats@gmail.com) Thank you!