

1st Choice Lodging

Rental Rules & Policies

****We reserve the right to change our rules & policies at any given time****

BOOKING RULES & POLICIES

RESERVATIONS

We require slightly over a 50% payment to be made at the time of booking. The remaining balance is deducted from the credit card on file 14 days prior to the time of arrival. If the credit card on file declines and we do not hear back from the guest, we reserve the right to cancel the reservation with no refund. Guests can call us or email us at any time to discuss their reservation or to change their payment information.

MINIMUM AGE

You must be at least 21 years of age to book a property with 1st Choice. Persons of the rental age or older are not permitted to make reservations on behalf of younger guests- including, but not limited to parents booking for underage children and acquaintances 21 years or older booking for under aged guests. Renter must be present at the property for the reserved dates. **NO HOUSE PARTIES ALLOWED.** All properties are **NON-SMOKING** and will result in a fine of \$250 if it is found that the property has been smoked in. Rates are subject to change at any time. Half (50%) of the payment is due at the time of booking. We accept Visa, MasterCard, American Express, and Discover. The remaining balance is deducted from the credit card on file ONE week before the time of arrival.

MINIMUM OCCUPANCY

Our rates are based on a minimum occupancy. The minimum occupancy will vary depending on the property rented. More information can be found on each property page. Each additional guest after the minimum occupancy is an additional \$25 per night. Children 5 and younger stay for free. We ask that you limit the number of guests to the maximum occupancy of the cabin and to the number of paid guests included in your reservation. All persons, including children, are counted toward the maximum occupancy of a property. If extra guests are found, you will be charged for any additional guests not registered and you may be asked to leave without refund should you exceed the maximum occupancy of the cabin. If more beds are slept in than paid guests, you will be charged for the additional guests.

RATES

Our rates are based on a minimum occupancy. Each additional guest is an additional \$25 per night. Children 5 and younger stay for free. In certain circumstances, we allow 1-night stays. Please contact management for a 1-night stay. 2 Night minimum for Weekend stays – Friday, Saturday & Sunday. 3 Night minimum for Holiday Weekend - 2 Holiday rates apply for all 3 nights. Taxes are 13.25% additional. We have both 7.25% sales tax and 6% lodging tax added to the rental rates.

PET FEES

Pets are only allowed at pet friendly properties. Well-mannered and housebroken pets are permitted with permission only in designated properties. An additional pet fee of \$50/pet will be added to your reservation. The maximum number of dogs per property is 2. Pets are not allowed at the properties without consent from management. Pets are NOT ALLOWED on any furniture or bedding. If excessive pet hair is found on furniture or bedding, a \$250 cleaning charge will be added to the credit card on file. We ask that you pick up and dispose of your pet's droppings before departure. Non pet friendly properties include the Hyde House and Primrose Bed & Breakfast.

CANCELLATIONS

We have a "Moderate" Cancellation Policy in place. Travelers who cancel at least 30 days before check-in will get back 100% of the amount they've paid. If they cancel 14 and 30 days before check-in, they'll get 50%. Otherwise, they won't get a refund.

COVID-19 and its consequences are no longer unforeseen or unexpected. Guests are aware at the time of booking, that they are making a reservation during a pandemic. Our normal "Moderate" cancellation policy holds true. If guests have COVID-19 or experience COVID-19 symptoms, we offer guests a one-time reservation reschedule, acting as a future credit with us. We do not offer full refunds unless guest cancels at least 30 days before check-in.

CHECK-IN

All reservations must be paid in full prior to arrival. If your credit card is declined and we cannot contact you, your reservation may be cancelled, and all money forfeited. Check-in begins at 4:00 PM. We require you to check-in at Adventure Pro Outdoors located at 1299 E. Canal Street, Nelsonville, OH 45764. Please give us adequate notice if you will be arriving past 8:00 PM Monday-Saturday or past 5:00 PM Sunday otherwise you will be charged a \$50 late check-in fee. Upon arrival to your cabin, please inspect the cabin and report any problems within 2 hours.

CHECK-OUT

Check-out is 10:00 AM. On the day of check out, we ask that you return the key(s) to Adventure Pro Outdoors located at 1299 E. Canal Street, Nelsonville, OH 45764. Unless notified prior to stay, we are unable to accommodate early check-ins and late check-outs. Check-in and check-out times are strictly enforced to ensure adequate cleaning time for other incoming guests. Late check-outs will result in a \$100 per hour fee for each guest who overstays without permission.

CHECK-OUT PROCEDURE

All doors and windows must be locked at the time of departure. Failure to return ALL keys will result in a \$50 additional fee. All dishes, pots, pans, silverware, and kitchen utensils must be placed in the dishwasher and the dishwasher must be started prior to departure. If there is no dishwasher, guests are required to handwash dishes prior to departure. The stove, oven, and refrigerator should be left free of food. All trash needs to be placed in garbage bags inside trash cans. Place all used bed sheets and dirty towels on the bedroom or bathroom floor. Please respect the environment and do not leave cans or bottles on the property. If excessive cleaning is necessary, an additional \$100 will be charged to the credit card on file. Failure to return keys to our office will result in a \$35 charge/key to the credit card on file.

LIABILITIES

Renter agrees to assume all responsibility for any accidents, 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. The Owner or agent shall not be responsible for injury or accident occurring on the property and renter agrees to hold the Owner/agent harmless from any and all claims and liability of any nature which may arise by reason of the use of these facilities. Renter assumes the risk involved with the use of the hot tub (if provided), swimming pool (if provided), pond and any other rental facilities 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 guest during the reservation time. Renter shall be held liable for repair of all damages/misuse of the facilities. Owners will assume no responsibility for loss or damage to guest personal effects, or injury during the rental period. Upon request, guests personal items left at property will be mailed to guest at a charge of \$10.00 plus shipping. Items left longer than 30 days will be discarded by owners. Upon check-out, any vehicles left on property will be towed off property and charged to credit card on file.

GENERAL PROPERTY RULES & POLICIES

AMENITIES

Appliances, fireplaces, air conditioners, hot tubs, etc. can malfunction. 1st Choice cannot refund any monies for inconveniences encountered due to malfunctions of amenities where restoration was beyond our control during your stay and reserves the right to sub-contract work to be performed at the earliest date possible. We will react as quickly as possible to restore any amenity, but do not guarantee complete restoration during your stay and will not result in any refund. Loss of electricity, water, or any "Act of God" is outside our control and will not result in any refund.

APPLIANCES & FURNITURE

Please DO NOT move our furniture or appliances. If you move furniture or appliances you may be charged additional fees. You are responsible for all damages to that result from moving furniture. Please make us aware of anything not working in the properties upon your arrival.

DAMAGES

We reserve the right to charge your credit card for any damages or excessive cleaning, soiled dishes left in sink, property content in disarray from your stay. If you notice any problems upon checking in, please let us know right away to avoid any damages being charged to your account.

HUNTING & FISHING

Hunting on the property and discharging firearms is prohibited without the consent of the property owner. Some properties sit adjacent to 1000+ acres of Wayne National Forest where hunting is permitted with the proper permits & licenses. Please contact us via email or phone to see if hunting is allowed on the property. If there is a pond on the property, catch & release fishing is permitted.

ILLEGAL DRUGS & SUBSTANCES

Possession of any illegal substance is prohibited. Owner reserves right to tell guests to vacate property. Owner has neighbors and owners respect their privacy. Local law enforcement can be called upon for assistance and legal charges could result. No refunds will be issued, and additional charges could result via credit card on file, as well as local county law enforcement charges can be filed.

PESTS

Please be aware that our properties are in or neighbor the Hocking Hills and Wayne National Forest. The properties are professionally treated on a regular basis. However, most of our properties are in wooded environments and we cannot guarantee them to be free of pests, bugs, or animals. We do not give refunds for pests, bugs, or animals. If necessary, we will take appropriate measures to correct the problems. We encourage you to bring bug or wasp spray during warmer months.

SAFETY CONSIDERATIONS

Use of Ponds, Hot Tubs, Playgrounds, Hiking Trails

For guest safety, Safety Rules are posted around the properties. If provided, renters may utilize pools, hot tubs, ponds, playground equipment, or onsite hiking areas/trails at their discretion. There is no lifeguard or medic on staff at any property. Owner and its agents are not responsible for injury or damage to Renter or Renter's property.

SAFETY DEVICES

We have surveillance cameras posted on the outside of most of our properties to protect them when they sit vacant. We have 2 or 3 cameras on the outside of the property that face the driveway or entrance. No surveillance cameras are posted inside or near private areas (i.e. hot tub). There is no invasion of privacy.

SMOKING

Our properties are NON-SMOKING facilities. No smoking is allowed inside the property. Evidence of smoking inside the property will result in a minimum charge of \$250 to the credit card on file. No exceptions. You are welcome to smoke outside or on the decks/porches in the designated smoking areas. Place cigarettes in the ashtrays provided. Do not throw or put cigarettes on the ground. We reserve the right to charge \$5/cigarette butt that we have to clean up from the premise.

WEATHER/POWER OUTAGES

Bad weather conditions may make travel to the properties difficult. In addition, occasional power outages may arise. Owner and its agent will do its best to provide alternate directions, but no refunds will be given for bad weather or power outages. We do come around to snowplow, clear decks, and salt. However, it does take us time and we typically wait until the snow stops falling.

WE RESERVE THE RIGHT TO CHANGE RULES AND POLICIES AS NEEDED. THE RULES AND POLICES IN OUR PROPERTIES ARE NOT AS DETAILED AS THE RULES AND POLICIES SHOWN IN THIS DOCUMENT. PLEASE MAKE SURE YOU PRINT, READ AND AGREE TO THE RULES AND POLICIES ON THIS PAGE BEFORE MAKING A RESERVATION.

Your verbal 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 rental.