



Quiltville Inn Retreat

Rental Agreement (herein the Agreement) between, Quiltville, LLC (herein the Management) and _____ (herein the Renter) regarding Quiltville Inn Retreat, 12615 Wilson Hwy, Mouth of Wilson VA 24363 (herein the Property.)

Rental Period start date: _____ **through Rental Period end:** _____

This agreement is between the Renter and the Management. The Renter agrees to rent the Property for a period beginning at 10:00 am on the first day of the Rental Period until 3:00 pm on the last day of the Rental Period. (Noon on Wednesday, if staying Tuesday night.)

A \$500.00 deposit invoice through Paypal (also payable with your regular credit card if you don't have a Paypal account) will be emailed to you upon the reserving of your retreat dates. This deposit must be paid, and this rental agreement signed, scanned and emailed back within 14 days of issue to lock in your dates.

If your rental agreement and deposit are not received after 14 days, another group may reserve your dates.

Check or money orders are accepted for your balance (No credit cards.) and must be received 90 days prior to your check-in date. Please make sure to designate a single person to act as the point of contact for your group reservation and to handle all payments. We cannot accept individual payments from each member of your retreat party.

The balance can be made by mailing a check or money order to:

Quiltville LLC
Quiltville Inn
12615 Wilson Hwy
Mouth of Wilson VA 24363

Full rental payment will be due 90 days in advance to the first day of the Rental Period _____. Failure to pay the rent will be considered cancellation and forfeiture of the rental deposit.

Quiltville Inn is rented as a complete retreat venue. The price remains the same, whether you have 1 person, or 12.

Base rental: 3-night stay with arrival at 10:00 am on Thursday, and checkout by 3:00 pm on Sunday.

Price: \$1,000 per night (3-night stay at \$250.00 per person based on 12-person occupancy or \$84 per night each.)

Total for 3-night stay: \$3,000.00

Sunday and Monday night may also be added at \$900 per night. (\$75 per night based on 12-person occupancy.) and guests staying through Monday night may also have Tuesday night at half-price (\$450.00) as they would need to be out the door by noon on Wednesday so we can prepare for the next group's arrival on Thursday.

Price Breakdown:

Base 3- night stay Thurs – Sun: \$3,000.

Add Sunday night (\$900) Total: \$3,900

Add Monday night (\$900) Total: \$4,800

Add Tuesday night (Out by noon on Wednesday: \$450) \$5,250

Rates include all lodging taxes and fees.

I am happy to add a workshop to your retreat experience! Workshops are based on my availability during your retreat, so please check with me prior to booking regarding my teaching schedule.

Workshops may be chosen from the Workshops/Lectures tab at the top of my blog. Workshop flat fee: \$900.00 (\$75 per person based on 12-person occupancy.)

Renter agrees to the rates and terms set forth below:

Thurs-Sun 3-night base retreat	3,000.	
Additional Nights:		
Workshop (scheduled with availability) 900.00		
Total Rent Due		
Less/Minus Deposit	500.00	
Net Rent Due (90 days prior to Rental Period)		Due Date:

Your Reservation may be rescheduled if the request is made 90 days prior to the Rental Period start date. *(Your deposit would be carried over to secure the new date.)*

Rescheduled arrival date must be within six months of original arrival date dependent upon calendar availability.

If the Rental Agreement is canceled more than 120 days before the Rental Period start date, the entire deposit will be returned.

If the Rental Agreement is canceled between 31-89 days before the Rental Period start date, the Renter will forfeit the deposit.

If the Rental Agreement is canceled within 30 days of the first day of the Rental Period, the Renter will be responsible for payment of the full rate as outlined above (in the Total Rent Due).

All notices of cancellation must be made by phone (336)749-3202 or by email at Quiltville.Inn@gmail.com

Management reserves the right to cancel this agreement in the event of an emergency or unforeseen event. In the event of Management cancellation, payment will be refunded in full.

Rental Property Rules

By signing this Agreement, the Renter and all the other guests of the Property during the Rental Period agree to observe the following rules:

- I understand this Agreement grants access to the main home only. I will not enter or attempt to enter the garage/shop building on the site without express permission from the Management.
- Guests must be at least 18 years of age. No children/babies due to the use of sharp objects and the comfort of other guests. No day-campers or additional guests other than the 12 people under this contract.
- I will ensure the Property remains a smoke-free, pet-free facility. Smoking is ONLY permitted outside the house and away from the porch. There is a shelter at the back side of the garage/shop in case of inclement weather. Debris (cigarette butts, matches, and packaging) will be disposed of in the receptacles provided.
- I will take care to maintain the operation of the private septic system onsite. Nothing other than human waste and toilet paper will be flushed down the toilets. I will not flush sanitary products, paper towels, wet wipes or similar items.
- I will ensure the wood stove should be monitored if used and notify the Management when in use.
- There will be no burning of candles on the property.
- I agree to use the wireless Internet service provided at the Property for lawful activities only.
- I will ensure NO guest will dye fabric inside or outside the Property.
- I will ensure that no water is put in retreat irons.
- I will ensure that no one spray bastes anything anywhere at any time on the property. (Not on the porch or in the house!)
- The guest laundry shall not be used for the prewashing of fabric, fleece, flannel or batting. Please prewash at home.
- I will ensure the design walls will be used rather than taping or pinning paper or fabric items to the walls.
- I will ensure that the checkout procedures and duties as found in the welcome packet are followed by all.
- In the case of breakage or damages to the Property, the Renter shall inform the Management by phone (336)749-3202 or by email at Quiltville.Inn@gmail.com

Accidents happen. However, the Renter and all guests agree to maintain the property in good condition and agree to replace or pay for any loss, breakage or damage caused by the group. All damages and excess cleaning will be charged at the actual restoration costs with minimum labor charges of \$80 per hour.

Should any repairs be required, the Management will provide the Renter a bill within 14 days after the Rental Period.

Quilting can involve the use of sharp cutting systems and tools. The Management cannot be held responsible for any injury. It is each group's responsibility to provide medical and accident insurance for its participants. There is a first aid kit with Wound Seal under the sink in the downstairs bath.

By signing the Agreement, the Renter releases all claims and liabilities against the Management and agrees that the Management shall not be responsible for any injury caused to the Renter or other guests while in or on the Property.

Each guest assumes full responsibility and liability for themselves during the Rental Period.

The signing of this Agreement signifies the acceptance of the terms and conditions in full. The Management shall hereby be held harmless and the Renter hereby expressly waives any and all claims against said Management for any personal injuries to themselves or any guest on the Property during the Rental Period or damage to personal property.

This includes claims or personal injuries sustained in any way, or any loss or damage to property caused by fire, water, deluge or overflow or explosion, howsoever arising or caused, or for loss of any articles by theft from the Property.

All guests shall execute a Guest Check-In Waiver wherein all guests will state that they have reviewed the rules of the Property and agree to be bound by the terms contained herein.

By signing this Agreement, the Renter shall agree to all terms and conditions set forth above.

Renter Signature: _____ Date: _____

Phone: _____ Alternative Phone: _____ Email Address: _____

Mailing Address: _____

Please print, sign, scan and return this contract by email to Quiltville.Inn@gmail.com

You may also mail a paper copy to the address listed above if you don't have a scanner.

Your deposit invoice must also be paid by credit card by the time we receive your signed contract.

A contract without a deposit will not be held as valid.

We look forward to your stay at Quiltville Inn Retreat. Thank you!!

Bonnie & Dave Hunter, Quiltville.com