

The Inn At Brandywine
2020 Guest Guidelines & Rental Agreement

Bedrooms: Rates are based on number of guests and number of bedrooms used. Please do not disturb bedrooms not included in your nightly rate.

Candles: For the safety of our guests, The Inn has a strict no-candle policy. Only outdoor candles are permitted. Please enjoy the battery-operated candles that are available in some rooms.

Cell Phones: Most guests have no cell phone issues once they connect to the free WiFi. There is also a land line at the inn and you may give that number to family, friends and/or employers so that they may reach you during your stay. The number is 740.537.3056.

Check-In Time: 3 p.m. Check-Out Time: Noon

If you need to make other arrangements, please let us know in advance and we will try to accommodate you. Early check-ins and late check-outs must be approved in advance.

Checking Out: There is a checklist for check-out procedures on the kitchen refrigerator. In addition to those things noted, please remove all food from refrigerator and freezer. Make sure all dishes are rinsed and put in dishwasher. Leave beds that were used unmade with blankets that were used on top. Place used sheets, pillow cases and towels in the hallway floor. If you used the extra pillows and/or blankets provided, put them on the bed or floor. Bag all trash and put in garage. Set thermostat to 55 in the winter months, 72 in the summer months. Leave any keys to the inn on the dining room table along with signed rental agreement. Lock the front door as you leave. Please do not lock either of the interior doors into the garage. Do not unplug lamps or alarm clocks.

Damages: The Inn reserves the right to bill the guest for damages incurred during their stay and/or any missing items. A refundable security deposit may be required.

Deposit: A date may be tentatively booked for reservations but it is not confirmed until a minimum \$100 deposit is received.

Emergencies: The Inn is equipped with heat and smoke detectors, security lights and fire extinguishers on each floor. Candles in the kitchen drawer may be used only during an electrical outage. Please dial 911 in case of any emergency.

Fireplace: Starter logs and matches are provided. They are located in the copper boiler against the log wall. If you need assistance in building a fire, please let us know. Be sure to check that damper is open in chimney or ask us to do so prior to building a fire. Do not use fireplace in downstairs bedroom. Please allow at least an hour before going to bed for the fire to burn down without adding new wood and always keep the screen in place.

Firewood: Three grocery-store sized bundles (.75 cubic feet) are provided. Guests are welcome to bring additional firewood or it may be ordered in advance by contacting the owners. The price is \$10 per bundle. Please order at least one week before your arrival. There are also stores in Steubenville, about a 10 minute drive, that typically carry bundles of wood.

Fishing: Guests who have signed an, "Outdoor Activity Waiver" may use the rowboat, oars and fishing tackle provided. There is a very limited amount of fishing gear. It's suggested that you bring your own. As stated in the waiver, it is required that life jackets be worn at all times both on shore and in the boat. Please use the seat cushion/flotation devices as well when on the boat. They are located in the closet near the entry way. Oars are kept on front porch during your stay.

Furniture: Do not move any furniture during your stay. Leaves for the dining room table are in the entry way closet and should be removed and stored prior to departure.

Garage: The garage is only to be used as a place for putting bags of garbage should you need to. Nothing in the garage is for guest use and it is not to be used for storage during your stay.

Gas Grill: There is a gas grill for your use on the deck. If you have any problems with lighting or need propane replenished, please contact the innkeepers. There are utensils for the grill located in the kitchen.

Guests: The total price quoted on your rental agreement is based on the number of guests that were entered into your reservation request. This is the maximum number of people that are permitted to be on-site during your stay. If you would like to have daytime guests, overnight guests or would like to host a barbecue, party, family gathering or other event, advance permission is required and additional fees may apply. This is to cover additional cleaning, inside and out, and to prevent normal stays from becoming special events, which are priced separately. The names of all guests and visitors must be provided on the rental agreement in advance. See, "Special Events" below for detailed fees.

Laundry: The inn does not have a washer and dryer on-site. There is a laundromat in Toronto, about 5 minutes from the inn. Findley Street Laundry: 508 Findley Street, Toronto. 740.537.4600.

Linens & Towels: Bed linens and towels are provided. Fresh towels are replenished for extended stays only upon request and with 24-hour notice.

Parking: Please use the driveway in front of the Inn for parking, the grass area across the road from the Inn and the driveway just down the road near the metal gate. Parking in the front yard, side yards or any grassy areas that are on the same side of the road as the inn is strictly prohibited.

Payment: The Inn accepts all major credit cards and cash. Checks are accepted on a case by case basis and are subject to a \$35 fee if returned by the bank. A deposit of \$100 holds a reservation with the balance due prior to or upon check-in.

Pets: The Inn is a pet-free facility.

Phone Service: The Inn phone can receive incoming calls and make local and long distance outgoing calls. Long distance calls will be billed to your account. The incoming number for the Inn is 740.537.3056. Please feel free to give it to friends and family during your stay.

Recycling: Containers for recycling are inside the kitchen pantry. We encourage you to recycle plastic, glass and paper.

Smoking: The Inn is a non-smoking facility. Feel free to smoke anywhere outdoors. We ask that you dispose of cigarette butts in the trash once they have cooled. Do not leave cigarette butts in bonfire pit.

Special Events: Special event pricing is in addition to regular lodging pricing. Special events include but are not limited to rehearsal dinners, bridal or baby showers, weddings, barbecues, birthday or holiday parties, family reunions, corporate events or any gathering that includes guests who are not included on the rental agreement. A refundable security deposit of \$150 may be required.

1 to 5 additional guests – \$50

6 to 15 additional guests - \$75

16 to 25 additional guests - \$100

26 to 35 additional guests - \$150

36 or more additional guests - requires permission from hosts and priced on a case by case basis.

Additional tables, chairs, tents and/or on-site catering is available and priced separately. Please note parking rules above. Special events require a separate additional contract.

Tea & Coffee: Regular and decaffeinated coffee is provided for our guests along with tea, sugar, dry creamer and low-calorie sweetener. Please let us know if quantities need replenished during your stay.

Trash Pick-Up: If your kitchen trash becomes full before the end of your stay, please place it in the garage. Let us know if the garage area gets full and we'll arrange for pick up.

Outdoor Info: There is a fire pit for you to enjoy during your stay in the back yard. See "FirewoodDon't hesitate to call if you need assistance building a fire. Please let fires burn down sufficiently before leaving them unattended and do not start a fire if weather is not conducive (high winds, excessively dry seasons). Only build outdoor fires in the two designated fire areas. All guests must sign an outdoor activity waiver in advance of all outdoor activities. Sledding, ice skating, skiing, snow boarding and swimming are strictly prohibited.

Guest Names:

- | | |
|----------|-----------|
| 1. _____ | 8. _____ |
| 2. _____ | 9. _____ |
| 3. _____ | 10. _____ |
| 4. _____ | 11. _____ |
| 5. _____ | 12. _____ |
| 6. _____ | 13. _____ |
| 7. _____ | 14. _____ |

I have read and understand the above terms and agree to abide by them during my stay at The Inn At Brandywine.

Signature of primary guest: _____

Date: _____ Name (printed): _____

Primary Contact Email: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Business Name: _____ (Required for corporate/business travel)

Primary Business Contact: _____

Primary Business Contact Email: _____

Business Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

The Inn At Brandywine
Outdoor Activity Waiver

Please read, sign and date if you plan to participate in any outdoor activities while a guest at The Inn At Brandywine including but not limited to fishing, hiking, boating, camping, bird-watching, paintball, airsoft, shooting and/or building or attending a bonfire, picnic or other outdoor event.

For safety reasons, it is important that all guests consider and understand the risks associated with the outdoor activities that they may take part in during their stay. It is also important that after consideration of such risks those who choose to participate in the activity accept responsibility for the results of that participation including sole responsibility for personal injury, including death, and property loss and/or damage. Participation in outdoor activities exposes one to many potential hazards, including the potential for severe injury and even death. The Inn At Brandywine strives to manage these risks as much as possible but many risks are beyond our control.

Some of the potential dangers and risks include, but are not limited to, the following:

- Accidents, illness, or other problems in remote places without cell phones, other means of communication, or easy access to medical facilities.
- Travel in a vehicle driven by a person other than participants.
- Forces of nature including lightning, storms, wind, rain, snow, ice, cold, heat, weather changes, and water level changes.
- Wounds and/or injuries to skin, organs, muscles, joints, and bones.
- Injuries inflicted by animals, plants, uv-rays, or other natural forces.
- Physical exertion associated with the movements involved with outdoor activities that can cause fatigue, soreness, joint stiffness, and blisters.
- Exposure to natural and man-made fire.
- Problems due to defects in manufacturer's products or arising from the improper use of products.
- Problems associated with backcountry navigation.

I willingly choose to participate in these types of activities and am solely responsible for that decision. I choose to participate in spite of the named and unnamed risks that associated with these activities. I understand that I am responsible for providing my own medical insurance and any medical costs due to personal injury incurred during my stay. I am informed about and assume the above named risks as well as other unnamed risks associated with these activities. I realize that the Inn At Brandywine owners and its staff cannot totally control these risks. I understand that I am responsible for my own decision-making and subsequent actions. I agree to obey all activity safety policies. I agree to release The Inn At Brandywine, its officers, agents, and employees from any responsibility or liability for personal injury, including death, and property loss and/or damage. This includes any personal injury, including death, and property loss and/or damage due to negligence. If under the age of 18, please sign as parent, guardian or adult overseeing minor during his or her stay.

Participant's Signature Printed Name

Signature

Please use reverse sign if necessary, for additional names.