

# Shook's Lake house

## RENTAL RULES AND GUIDELINES

### MAILING ADDRESS:

**Mike & Cheryl Shook**  
**62 Northcutt Lane**  
**Stuttgart, AR 72160**  
**870-672 7071 home**  
**501 516 5735 or 870 672 2054 mobiles**

**ALL GUESTS MUST ABIDE BY THESE RULES. ONLY THE PERSON MAKING THE RESERVATION WILL BE SENT THE RULES AND GUIDELINES SHEET, THUS IT IS THEIR RESPONSIBILITY TO MAKE SURE EVERYONE IN THEIR PARTY IS ALSO AWARE OF THE RULES.**

### SEASONS:

**Peak season: May – Mid November**

**Off season: November – April**

**Rates:** Rates are posted on the web site.

### CHECK-IN AND ARRIVALS:

Check-in time for all guests is 4pm or later and check out is 10am or earlier. During off-season, check-in/departure times may vary due to availability. Prior approval is required. Weekend rentals possibly more flexible.

### DEPARTURE RULES:

To avoid extra cleaning charges applied to your damage deposit, please make sure that the lake house is left in the following condition:

- 1) Dishes washed and put away
- 2) All beach towels, bath towels, washcloths etc cleaned and put away
- 3) Beds stripped
- 4) All linens placed in front of washer (this does not include bedspreads and blankets)
- 5) Garbage placed in designated trash bins outside
- 6) Refrigerator wiped out and cleaned
- 7) Furniture arranged as you found it
- 8) Outside area picked up
- 9) Complete Departure Checklist
- 10) Lake house is left in a reasonably neat condition.
- 11) All doors locked including both sets of sliding glass doors to decks.

### RESERVATIONS AND PAYMENTS: WE DO NOT ACCEPT CREDIT CARDS

**A deposit amount (50% of the rent) is due within 7 days of making your reservation.**

We are holding your reservation in good faith while awaiting your deposit – thus, if we

do not receive your deposit by the due date, your reservation will be cancelled. The remaining 50% of your rent plus security deposit is due 15 days BEFORE your arrival date. There are no exceptions to this rule. If your balance is not received by the due date, we cannot guarantee your reservation. If you make your reservation within 15 days of your arrival date, we must receive full payment plus security deposit via cashier's check or money order mailed overnight.

**SECURITY DEPOSITS:** In addition to rent, your balance will include a security deposit. We require a security deposit of \$250. Your security deposit will be refunded to you approximately 15 days after your departure provided there are no problems. It may be used to cover damages to the property, insufficient funds check, lost keys, disobeying pet/smoking rules and any other unusual charges resulting from your stay.

**PETS:** Pets are not permitted in the lake house. Guests arriving with a pet will be asked to vacate with no refund. VIOLATION OF THIS RULE IS AN AUTOMATIC FORFEITURE OF YOUR DAMAGE DEPOSIT.

**SMOKING:** No smoking in the house.

**KEYS:** There are no keys. You will be given a code for the electronic lock on the door, which will be changed, upon your departure. Please make sure you write down the code. It will be your responsibility to keep up with it.

**CANCELLATION POLICY:** Thirty days or more before arrival date – full refund. Less than thirty days before arrival date – full refund only if we are able to re-rent the lake house. Otherwise, deposit will be forfeited.

**ACCOMODATIONS/OCCUPANCY:** Shook's Lake House has 2 private bedrooms, 1 loft bedroom and the living room has a couch that makes into a queen bed. There is a bath and half in the house and a shower with hot and cold water on the bottom deck level. The Master bedroom has a queen bed, which can sleep 2 adults and the second enclosed bedroom has two (2) sets of bunk beds, which can sleep 4-6 kids or 4 adults. The loft bedroom has a queen bed that overlooks the fireplace and den, which can sleep 2 adults. The maximum number of guests allowed is ten (10). Exceptions may be made only for infants.

**RENTAL POLICY:** We are very serious about maintaining a family atmosphere for the quiet enjoyment of our guests and neighbors. We will rent to family groups and responsible adults over the age of 25 only. Any use of the property for purposes other than family vacations must be addressed at the time of reservation. We will not rent to prom groups, school graduation groups, fraternities or sororities, or youth groups with or without adult supervision. Non-Compliance is grounds for immediate eviction without refund.

**FIREWORKS:** Fireworks are strictly forbidden.

**SUPPLIES:** Shook's Lake House has a fully equipped kitchen including spices, staples, etc. Please try to bring more and leave the lake house with as much of these items as were there when you came. We furnish sufficient linens and towels. Starter supplies of toilet tissue, soap and trash bags are left for your use. Be sure to bring an extra supply. Maid service is provided only upon departure. There is a gas/charcoal grill, dishwasher, and washer/dryer (please bring own laundry soap to replace what you use. Additional gas for the grill can be purchased (bottle exchange at the Wal-Mart in town). Shook's Lake House also has a wood-burning fireplace and we will have wood stacked outside when the weather is cold. Although we made every effort to anticipate most people's needs, **WE MAY NOT HAVE ALL THE ITEMS YOU MAY BE ACCUSTOMED TO HAVING AT YOUR OWN HOME.** If there is a special type of item you are accustomed to using such as a special type of cooking utensil, etc. please provide those items by bringing them with you. While the bathroom will be stocked, you will need to bring with you such personal items as bath soap, shampoo, or any other personal toiletries. Some towels and equipment for swimming and other recreational activities are at the lake house. **PLEASE RETURN ALL TOWELS TO THE LAKEHOUSE.**

**TELEPHONE:** There is no phone in the house. Cell phones work ok.

**TELEVISION:** Premium Satellite TV subscription service is provided as part of the rental. **NO ADDITIONAL MOVIE OR PREMIUM SERVICES ARE AUTHORIZED OR MAY BE PURCHASED.** Movies may be viewed with the VCR provided. It is a premium package and some channels may not be suitable for young children. It is your responsibility to block those channels.

**STEREO SYSTEM:** A Stereo system with CD player is provided with indoor and outdoor speakers. Instructions for use are in the notebook in the lake house. Please use common sense on the volume on the indoor and outdoor speakers to not bother the neighbors.

**HOT TUB:** A hot tub is provided on the lower deck. Directions for use are in a notebook in the lake house. During cold weather please do not fill the hot tub and turn power off which might cause freeze damage.

**PARKING:** 2-4 cars can be parked in front of the lake house, but please do not block neighbor's access. Additional parking for boats and cars is available in front of the lake house in the wooded area beside the covered storage where we keep our boat and other possessions.

**BOATS:** Boats can be launched at the public launch area(s) within 1 mile of the lake house. There is a gas station/store on the way to the launch area where you can purchase gas, ice, supplies etc. The store/gas station is usually open only during peak months. Please follow all Corp of Engineers regulations for tying the boat up in front of the lake house. We are not responsible for any damage to boats or other equipment.

**BOAT DOCK:** Damsite Marina is directly across the lake from the lake house. Upon availability, boats can be docked there if you like. Please do not try to swim to the marina, it is further than it looks.

**LAKE ACCESS:** This house is on the lake and a rock path leads down to the water. Please abide by all Corp of Engineers regulations. Do not remove any trees, limbs, bushes, etc from any areas. Please keep the area clean at all times. There are cliffs to the immediate right, but please be careful in the water as hidden rocks are there which can be dangerous depending upon the water levels. Shook's Lake House and its' owners assume no liability for any injury or damage to persons and/or property.

**OFF LIMITS:** There is a storage cabinet in the living room under the stairs that is locked and meant to stay locked. It is where we keep our personal possessions. Also the basement is locked where we store other personal items. There is usually a boat and other items stored in the covered area above the lake house that is our personal property and not for use of guests. Please make sure all guests respect our items and keep these areas locked and off limits.

**REPAIRS:** We make every effort to complete routine maintenance before your arrival. However, service related problems do occur. In the event they do, please notify us immediately and we will take care of the problem as soon as possible.

**LIABILITY:** Guest agrees to accept liability for any damages to the property (other than normal wear and tear) by Guest or Guest's family and/or guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit, Guest agrees to reimburse Owner for costs incurred to repair or replace damaged items.

**SLEEPING CAPACITY/DISTURBANCES:**

Guests and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following:

- 1) Occupancy exceeding limits set,
- 2) Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age,
- 3) Causing damage to the premises rented or to any of the neighboring properties
- 4) Any others act which interferes with neighbors' right to quiet enjoyment of their property.

**HOLD HARMLESS:** Shook's Lake House owners assume no liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will owners accept liability for any loss or damage caused by weather conditions, natural disasters, or other reasons beyond our control.

**HARDWOOD & TILE FLOORS, DECK AND OUTSIDE AREAS:** Guest hereby acknowledges that the property they have reserved includes stairs, rock path to the lake,

tile floors and a deck. The undersigned is fully aware that these surfaces can be dangerous, and can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Guests should observe common safety rules by not running and exercising caution when using the deck or any other area of the property. Tile floors should not be used when wet or when contaminated with slippery substances. The rock steps and path to the lake can be slippery when wet and caution should be observed when using the path. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the property.

**ADDITIONAL TERMS AND CONDITIONS:** The undersigned, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising thereof. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successor or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

The maximum number of people staying overnight at Shook's Lake house will be \_\_\_\_\_ Your group will be arriving on \_\_\_\_\_ and departing on \_\_\_\_\_

The undersigned has read, fully understands and agrees to abide by the rental rules and guidelines.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

Cell Phone # we can reach you on while you are at the lake: \_\_\_\_\_

Drivers License # \_\_\_\_\_

Social Security number # \_\_\_\_\_