

CANYON CROSSING, LLC NIGHTLY RENTAL POLICY

Payment of Rent - Rental payments may be paid in full at the time of reservation or paid by making a deposit that equals half of the rental plus the cleaning fee. The balance is due 45 days prior to your stay. We accept personal check, which we prefer, or credit card. If paying by credit card, we go through PayPal. By accepting the reservation and making payment by credit card, you are hereby agreeing to the credit card charge, making it legal and binding and a signature is no longer needed to process the card. A \$40 charge will be added on all returned checks. A credit card must be provided in the case of any damages assessed to your account after departure inspection.

Cancellation - A \$150 booking fee will be charged on all cancelled reservations. Your deposit will be refunded to you and your cleaning fee minus the \$150 booking fee if cancelled 45 days or more prior to your stay. After 45 days prior to your stay, your reservation payment will be forfeited, but your cleaning fee will be refunded. If we are able to rent the property on short notice we will reimburse that portion of your reservation fee minus the \$150 booking fee.

Check-In Time – 4:00 PM CST – Early check-in is available based on availability as early as 12:00 PM CST, at 25% of the daily rental rate

Check-Out Time – 10:00 AM CST – Late check-outs are available based on availability up to 3:00 PM CST at 25% of the nightly rental rate. Please review the check-out procedures posted on the back of the front door and in the Information Book at our vacation home.

Weather – We will not refund rents or deposits due to cancelled or shortened stays because of weather. Departures due to weather do not warrant refund of rent or deposit.

Housekeeping – The property is stocked with an initial supply of paper products, shampoo, hair conditioner, shower gel, dish and laundry detergent. We also have 32 sets of towels, 8 sets to each bath, kitchen linens, and a fully equipped kitchen. Please bring your own beach towels. Do not remove towels, sheets, blankets, furniture or any other items.

Maintenance Problems – Report any maintenance problems immediately to Brad or Cora Parrish, 417.840.8291 or 417.839.6140. Please do not leave windows or doors open if the furnace or the A/C is on. Be sure to turn off lights when departing the house and turn off sauna when not in use.

Property Rules and Regulations – Please read all rules and regulations governing the use of the property and clubhouse. Failure to comply can result in eviction. Please review the Information Book located at the property for your convenience. If evicted for not following the rules, it will result in forfeiture of all rental payments and deposits.

Pets – Pets are not allowed inside our home. If any damages or any extra cleaning occurs, then the renter will be held responsible. If any pets are found in our lake house it will result in eviction and the forfeiture of all rental payments and deposits.

Smoking – No smoking will be permitted in our lake house. If smoke is detected in the house, you will be held responsible for the charge to deodorize and clean the entire house in addition to a \$150 fine.

Key Policy – Make sure all doors to the property are locked when you are not at the property. Any lost key will result in a charge for re-keying the entire property. If you lock yourself out of the unit call 417.840.8291 or 417.839.6140. A lock out fee of \$50.00 will be charged to you. The key to the rental property must be placed back in the lockbox at all times to prevent this from happening.

No Subletting – The property may not be a sublet. Your reservation is not transferable to any other party.

Minimum Age Requirement – Our property will not be rented to anyone under the age of 21. A parent or guardian must accompany anyone under this age, and the parent or guardian must be staying at the house at all times. Reservations made under false pretenses of any kind will result in eviction and the forfeiture of all rental payments and deposits.

No Underage Drinking/Firearms/Drugs - If we are made aware of any underage drinking, firearms or drugs on the property it will be reported to the authorities and will result in eviction and the forfeiture of all rental payments and deposits.

Security of Personal Property – Canyon Crossing LLC, Brad or Cora Parrish is not responsible for any acts of vandalism or theft, or other damages to personal property or for personal items left by a guest in the house after check-out. However, if I find any personal items left, I will notify you on how you would like to have the items returned.

Canyon Crossing LLC will not discriminate against any individual because of race, color, religion, sex, age, national origin or disability.

We would like to thank-you in advance for your cooperation and respecting our vacation home that you have reserved. Our intention, is for our renters to have a wonderful time creating memories to last a long time.

**Canyon Crossing, LLC
Brad & Cora Parrish
6571 N Farm Road 129
Springfield, MO 65803
417.840.8291
417.839.6140**

Please read this rental policy, and by emailing or mailing it back to us agreeing on all the above. There are also Branson Canyon pool and ground rules that are in the Information Book that you will need to abide by.

I/We _____

Dated _____

Reservation Date: Arrival _____ Departure: _____

have read the Canyon Crossing LLC Nightly Rental Policies and agree to abide by the policy and rules.

Canyon Crossing, LLC

Brad & Cora Parrish
6571 N Farm Road 129
Springfield, MO 65803
417-840-8291 417-839-6140
coraparrish@ppimo.com
bradparrish@ppimo.com

Vacation Home @
Branson Canyon
160 Canyon Crossing
Hollister, MO 65672
417-334-2013

Terms & Conditions

We are proud of our vacation home on Table Rock Lake and are sure your group will enjoy your stay as much as we do. We expect you will treat our home with care, but as customary with nightly rentals we must use your credit card for security against damages. No additional charges will be made to credit card provided if:

- 1) All charges for stay are paid.
- 2) There is no damage to structure or contents except for normal wear and tear.
- 3) There are no lost or damaged linens or housewares.
- 4) No pet damage. Pets are not allowed
- 5) No smoking
- 6) Even though candles are part of the décor in our home, they are for decorative purposes only. Do not burn candles.

In lieu of a credit card, you may submit a \$300 security deposit by check, refundable within 30 days of departure providing there are no damages.

Check-in time is 4 PM. Security code for the front door will be provided at least 1 week prior to arrival. Security code for the Clubhouse will be posted on the refrigerator door.

Check-out time is 10 AM. Before departing, please:

- 1) Collect all used bed sheets and towels and place on the floor in that room.
- 2) Collect all used kitchenware and place in dishwasher and turn on.
- 3) Collect all trash and place in the dumpsters provided on Foggy Bay Lane (first road on left as you enter Branson Canyon) near the Green Space.
- 4) Set thermostat at 78 degrees in the summer and 68 degrees in the winter.
- 5) Make sure lights and SAUNA ROOM are switched off.
- 6) Make sure all doors and windows are locked.

Refund will be issued if cancelled 45 days or more prior to stay minus \$150 booking fee.

We do not anticipate a problem, but if one arises please call one of the above numbers.

Brad and Cora Parrish

Canyon Crossing, LLC

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Springfield, MO 65803
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INFORMATION SHEET

Check-In: 4:00 pm

Check-Out: 10:00 am

Lake is ¼ mile from home. All season lake view can be seen on all three levels of house. Boat launch available ½ mile from home at Big Bear Resort. State Park Marina is 5 minutes away which has boat and PWC rentals available and boat slips are available for \$15 nightly rental. State Park Marina can be contacted at 1-888-993-2628 or www.stateparkmarina.com.

Square footage is 2850. Sleeps up to 15 and also has 2 convertible beds for 2 extra people.

See Terms and Conditions provided with this Information Sheet. You will be sent the security code to get into the home prior to your stay. The code for the Clubhouse will be issued at arrival inside the home posted on the refrigerator.

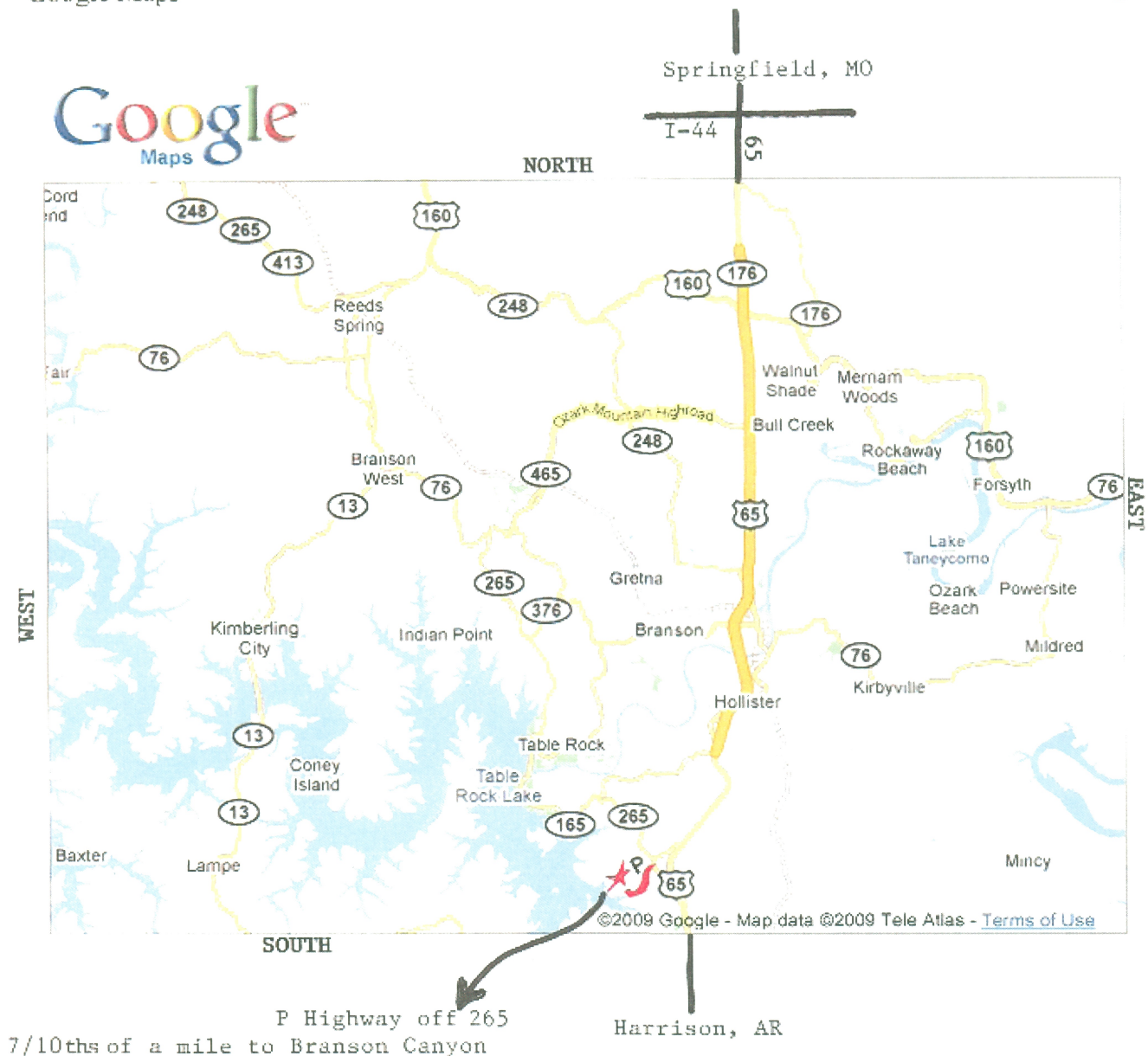
Our home is furnished with all linens (towels and sheets). The only thing we ask you to bring is beach towels for the pool or lake, because we would like the house towels to stay in the home to avoid from misplacing any.

RV/Boat Storage is provided is a secure area at Lakeside Storage across the street for \$5 nightly rental. Please let us know if you need to use this facility because large trailers are not allowed to park in the parking areas. We need to know at least 2 weeks in advance for storage reservation. We will set this up for you and give you a code to allow you to park.

Rates:

2011	Daily Sun-Thurs	Weekend Daily Fri-Sat	Weekly
1-02 - 3-31	\$129.00	\$160.00	\$ 829.00
4-01 - 5-22	283.00	309.00	1960.00
5-23 - 8-21	350.00	400.00	2317.00
8-22- 1-01, 2012	308.00	330.00	2050.00

\$140.00 Cleaning Fee



Directions from Branson, MO 76 Strip

Travel South on Highway 65, 5.5 miles past the 76 Strip exit, turn West (right) at signal onto Highway 265, go 7/10ths of a mile and turn right onto P Highway, go 7/10ths of a mile to Branson Canyon on your right. Turn right onto Canyon Crossing, house is first house on your right after the Clubhouse. 160 Canyon Crossing

Directions from Harrison, AR

Travel North on Highway 65 from Harrison, AR, 31 miles turn West (left) at signal onto Highway 265, go 7/10ths of a mile and turn right onto P Highway, go 7/10ths of a mile to Branson Canyon on your right. Turn right onto Canyon Crossing, house is first house on your right after the Clubhouse.
160 Canyon Crossing

NOTE: P HIGHWAY DEADENDS AT BIG BEAR RESORT WHERE BOAT LAUNCH IS ACCESSIBLE.