

Reservation Agreement

By making a reservation with us or staying at our property, you acknowledge that you have read, understood, and agree to the terms and conditions of this Reservation Agreement.

Reservation Basics

Minimum Group Requirement

The retreat requires a minimum of 8 guests to operate. Reservations are not considered fully confirmed until a minimum of 8 guests have committed to the retreat. If the minimum of 8 guests is not reached, we reserve the right to cancel the retreat and will notify all affected guests accordingly.

Check-In and Check-Out

- Standard check-in begins at 9:00 a.m. on Thursday.
- Check-out is 4:00 p.m. on Sunday.

Rates are quoted per room for the entire 4-day/3-night retreat and are not priced per person or per night.

An optional Wednesday check-in is available for \$65 per person, with a minimum of three guests from your party.

Your confirmed arrival and departure dates and times will be included in your reservation confirmation email.

Unless you reserve the entire property, other guest groups may reserve the remaining available rooms during your stay.

Deposits and Payments

Reservation Deposit

A \$250 reservation deposit is required to confirm your reservation and will be charged to the payment method provided when your reservation is submitted.

The reservation deposit must be paid by the person making the reservation. That individual is considered the primary guest and is responsible for the reservation, any requested changes, payment of all balances due, and any damages caused by members of their party.

Reservation deposits cannot be divided among multiple guests.

Remaining Balance

The remaining balance is due 30 days prior to your arrival, or immediately if your reservation is made within 30 days of check-in.

Unless alternate arrangements have been made in advance, the remaining balance will automatically be charged to the payment method on file.

If payment cannot be successfully processed by the due date, we will make reasonable efforts to contact you to resolve the issue. If payment cannot be collected after those attempts, we reserve the right to cancel your reservation. Any applicable refunds or forfeitures will be handled in accordance with this Reservation Agreement.

Cancellation and Rescheduling Policy

Guest-Initiated Cancellations

A guest cancellation includes:

- Cancellation of the entire reservation
- Cancellation of an individual room
- Cancellation of an individual guest
- A requested change to reservation dates

Only the primary guest listed on the reservation may authorize cancellations or reservation changes. Requests made by other members of the party must include the written approval of the primary guest.

Cancellation Within Three (3) Days of Booking

Reservations cancelled within three (3) days of booking are eligible for a full refund of all monies paid, less a 6% processing fee to recover non-refundable merchant processing costs.

Cancellation Within Sixty (60) Days of Arrival

Reservations cancelled within 60 days of the scheduled arrival date are non-refundable.

If we are able to rebook your reservation for the same dates, we will refund all payments received, less the reservation deposit and any applicable credit card processing fees.

Written Confirmation

A cancellation is not considered effective until it has been confirmed by us in writing.

Cancellation by Us

If we must cancel your reservation due to circumstances beyond our reasonable control—including, but not limited to, natural disasters, significant property damage, utility failures, or other unforeseen events—we will work with you to transfer your reservation to another available weekend.

If we cancel your reservation for reasons within our control and you choose not to reschedule, all monies paid will be refunded in full.

Damages

Normal wear and tear is expected during your stay.

However, the primary guest is financially responsible for any excessive damage to the home, its furnishings, fixtures, contents, or surrounding property caused by any member of their party or invited visitors.

We reserve the right to repair or replace damaged property using vendors of our choosing. Any repair or replacement costs will be billed to the primary guest and are payable within 30 days of receipt of the invoice.

Occupancy

Room rates are based on the maximum occupancy of each bedroom.

For example, if you reserve a room designed to accommodate three guests, the rate for three guests applies regardless of the actual number of guests staying in that room.

Only registered guests included on the reservation may occupy the property overnight.

Guests may not occupy or use rooms that were not reserved as part of their reservation. Unauthorized use of additional rooms may result in additional charges.

Under no circumstances may the maximum occupancy of any bedroom or the property as a whole be exceeded.

House Rules and Guest Policies

Seat and Bed Assignments

Beds and seating are available on a first-come, first-served basis within your reserved accommodations. We do not assign specific beds or seats in advance, allowing each guest to choose the option that best suits their comfort upon arrival.

Accepted Forms of Payment

We accept the following forms of payment:

- Credit cards
- Debit cards
- Personal checks
- Business checks
- Money orders
- Cashier's checks

Returned Checks

Any check returned by the issuing financial institution for insufficient funds or any other reason will be subject to a \$35.00 returned check fee.

Smoke-Free Property

For the comfort and safety of all guests, smoking or vaping of any substance is prohibited anywhere inside the house.

Guests who violate this policy may be subject to additional cleaning charges, damage fees, and immediate eviction without refund.

Minimum Age Requirement

Guests must be at least 18 years of age to make a reservation and stay at the property.

Guests who are 16 or 17 years old may stay only when accompanied by a parent or legal guardian, unless prior written approval has been granted by us.

Candles and Open Flames

For safety reasons, candles, incense, fireworks, and all other open flames are prohibited anywhere inside the house.

Animals

Unless otherwise required by applicable law, pets and other animals are not permitted on the property. Emotional Support Animals (ESAs) are not considered service animals under federal law.

If an unauthorized animal is brought onto the property or evidence of an unauthorized animal is discovered following your stay, a minimum \$500 deep-cleaning fee may be assessed, along with any additional costs necessary to repair damage or restore the property.

Weather and Unexpected Events

Weather and Road Conditions

No refunds will be issued due to weather conditions, travel delays, road closures, or other transportation-related issues that prevent or delay your arrival.

Temporary Utility Interruptions

While we make every effort to provide uninterrupted services, we are not responsible for temporary interruptions lasting less than 24 consecutive hours, including electricity, water, natural gas, internet, sewage, or trash collection.

If a utility interruption occurs, we will promptly notify the appropriate utility provider and make reasonable efforts to keep you informed regarding restoration updates, when available.

Major Disruptive Events

If circumstances beyond our reasonable control prevent or legally prohibit completion of your reservation, you may choose either a refund or a credit toward a future reservation.

Examples include, but are not limited to:

- Prolonged outages (more than 24 consecutive hours) of essential utilities such as electricity, water, or heat affecting the surrounding area.
- Unforeseeable natural disasters, including earthquakes or tsunamis.
- Government orders or other events that legally prevent occupancy of the property.

Internet service is not considered an essential utility for purposes of this policy.

Events that are common or reasonably foreseeable for the region, including seasonal storms or tornadoes, do not qualify under this provision.

Liability and Responsibility

Property Damage

The primary guest is responsible for all damage caused by members of their party or their invited visitors during the reservation period.

Limitation of Liability

To the fullest extent permitted by applicable law, we are not responsible for loss, theft, damage to personal property, or personal injury occurring during your stay except where caused by our negligence or willful misconduct.

Outside Contractors

Outside service providers, including caterers, massage therapists, photographers, decorators, entertainers, or similar contractors, require our prior approval before entering the property.

Unless prior arrangements have been made, contractors may only be present while you or another member of your party is on-site.

All contractors must provide proof of Workers' Compensation Insurance or other appropriate liability coverage upon request.

You assume responsibility for any damage to the house, furnishings, contents, or property caused by any contractor you hire.

Guest Responsibilities

Personal Property

We are not responsible for personal belongings left behind by you, members of your party, contractors, or other visitors.

Guests are responsible for removing all personal property upon departure.

Allergies

Food, beverages, soaps, plants, insects, and other materials present on the property may contain or have come into contact with common allergens, including wheat, gluten, milk, eggs, peanuts, tree nuts, fish, shellfish, and soy.

We cannot guarantee an allergen-free environment and are not responsible for allergic reactions resulting from allergens introduced by us, other guests, or your own party.

Right of Entry

To protect the property and our guests, we reserve the right to enter the premises at reasonable times, including but not limited to:

- Responding to an emergency
 - Inspecting the property
 - Performing necessary maintenance or repairs
 - Addressing safety concerns
 - Removing unauthorized guests or animals
 - Verifying compliance with this Reservation Agreement
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Eviction

We reserve the right to immediately terminate a reservation and require guests to vacate the property for violations of this Reservation Agreement, including but not limited to:

- Failure or refusal to pay amounts owed.
- Remaining on the property beyond the reserved dates or checkout time.
- Allowing unauthorized overnight guests onto the property.
- Exceeding the maximum occupancy limits.
- Intentional or significant damage to the property.
- Smoking or vaping inside the house.
- Bringing unauthorized animals onto the property.
- Illegal drug use, disorderly conduct, or behavior that threatens the safety or enjoyment of other guests or neighbors.
- Violating federal, state, or local law.

Guests who are evicted must leave the property immediately.

No refund will be issued for unused nights or services following an eviction resulting from a violation of this Reservation Agreement.

Legal Provisions

Attorney's Fees

If legal action is necessary to enforce this Reservation Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs, to the extent permitted by law.

Any legal action relating to this Reservation Agreement shall be brought in the county where the property is located, unless otherwise required by applicable law.

Waiver

Any rights or remedies available to us under this Reservation Agreement are cumulative and in addition to any rights or remedies provided by applicable law.

Our failure to enforce any provision of this Agreement at any time shall not be considered a waiver of that provision or any other provision.

No verbal statement, representation, or promise shall modify this Agreement unless confirmed by us in writing.

By making a reservation, the primary guest acknowledges that they have read, understood, and agreed to all terms of this Reservation Agreement. The primary guest further represents that they are authorized to accept these terms on behalf of all members of their party and accepts responsibility for ensuring that every guest complies with this Agreement throughout the reservation.