VILLA FODERA

LUXURY ESTATE RETREAT & PRIVATE GROUNDS

Bushkill, Pennsylvania 18324 — Poconos Mountains
Managed by Snowstorm Properties LLC | shelton@snowstormproperties.com | Host Contact Line: (757) 589-0577

SHORT-TERM RENTAL AGREEMENT & DIRECT BOOKING CONTRACT

1. RESERVATION SUMMARY & GUEST INFORMATION

Primary Guest Name:	_____	**Driver's License / ID #:**	_____
Phone Number:	_____	**Email Address:**	_____
Current Physical Address:	_____		
Check-In Date & Time:	_____ – 3:00 PM	**Check-Out Date & Time:**	_____ – 11:00 AM
Registered Adults (18+):	_____	**Registered Minors (<18):**	_____
Approved Vehicles:	_____	**Approved Pets:**	_____

2. FINANCIAL SCHEDULE, PAYMENTS & SECURITY DEPOSIT

Item Description	Amount (USD)
Nightly Rental Rate ($_____ / night × _____ Nights)	$_____
Cleaning & Turn Fee	$_____
State & Local Lodging Tax	$_____
Approved Pet Fee (If applicable)	$_____
TOTAL RESERVATION COST	**$_____**
Refundable Security Deposit	$1,000.00
Deposit Hold Authorization	3 Days Prior to Check-in

2.1 Payment Terms: A non-refundable initial payment of $_____ is due upon execution of this Agreement. The remaining balance plus the $1,000.00 Refundable Security Deposit is due no later than three (3) days prior to the Check-In Date.

2.2 Security Deposit Holds & Deductions: The $1,000.00 Security Deposit will be placed as a hold up to 24 hours AFTER check-out, and returned following a satisfactory inspection by Villa Fodera's Property Management. Deductions shall be made for: (a) physical damage to the 6,000 sq. ft. estate, structure, furniture, or grounds; (b) extra deep-cleaning or excessive trash removal required beyond standard turnover; (c) damage to luxury amenities (hot tub, sauna, game room, outdoor facilities); (d) unauthorized late check-out ($100 per half-hour); (e) unauthorized guests or pets; or (f) township code enforcement fines issued due to noise or illegal parking. Guest agrees that liability is not limited to the $1,000.00 deposit amount and agrees to pay all repair costs exceeding the deposit balance.

3. STRICT CAPACITY, MINIMUM AGE & PROPERTY USAGE RULES

3.1 Minimum Age & Primary Guest Obligation: The signing Primary Guest must be at least twenty-eight (28) years of age and MUST physically reside at the property during the full rental term. Subletting, re-assigning, or renting on behalf of third parties is strictly prohibited and shall result in immediate contract avoidance without refund.

3.2 Maximum Occupancy & Septic Protection: Maximum occupancy is strictly limited to fourteen (14) overnight guests. Unregistered day guests are prohibited without prior written consent from Villa Fodera's Property Management. The property operates on a high-capacity private septic system. Guests must NOT flush anything other than toilet paper. Wipes (including "flushable" wipes), feminine hygiene products, paper towels, diapers, or kitchen grease must never be put down toilets or drains. Guests will be billed for 100% of emergency plumbing or septic repairs caused by improper disposal.

3.3 Events, Parties & Unregistered Gatherings: UNAUTHORIZED PARTIES, PROMS, YOUTH GATHERINGS, OR COMMERCIAL EVENTS ARE STRICTLY PROHIBITED. Villa Fodera is equipped with exterior perimeter security cameras (monitoring entry points/driveway) and interior noise decibel monitors. Any party violation will result in immediate law enforcement dispatch, immediate lease termination, total forfeiture of all rental fees, and immediate retention of the full Security Deposit.

4. ESTATE RULES & GUEST CONDUCT REQUIREMENTS

1. **Quiet Hours & Local Noise Ordinances:** In accordance with Pocono Ranchlands and Bushkill local regulations, strict outdoor quiet hours are enforced from 10:00 PM to 8:00 AM. Amplified music, outdoor speakers, yelling, or excessive noise outside during quiet hours is illegal and strictly forbidden.
2. **Strict No-Smoking Policy:** Smoking, vaping, or burning of any material (tobacco, cannabis, hookah, incense) is strictly prohibited inside the residence or on covered porches/decks within 25 feet of open doors. Violation results in an automatic, mandatory $1,000.00 remediation fee for industrial ozone treatment and HVAC duct sterilization.
3. **Parking Regulations:** All guest vehicles must park exclusively on the paved/gravel driveway. Parking on grass, landscaping, or township access roads is strictly forbidden. Unregistered commercial trailers or RVs require prior written permission.
4. **Wildlife & Trash Management:** Bushkill is situated in an active black bear and wildlife habitat. All household garbage must be double-bagged in heavy trash bags and secured immediately inside the bear-proof outdoor receptacles provided. Leaving trash loose on decks or grounds is illegal and incurs a $150 hazardous cleanup fee.
5. **Pet Rules & Pre-Approval:** Only pre-registered, pre-approved dogs are allowed on the premises. Dogs must be house-trained, non-aggressive, kept on a leash outdoors, and kept off all indoor beds, sofas, and luxury linens. Guests must pick up all pet waste. Unregistered pets trigger a $500 fine per animal.

5. LUXURY AMENITIES RULES & WAIVER OF LIABILITY

> **SAFETY & ASSUMPTION OF RISK NOTICE:** Use of Villa Fodera's luxury amenities—including the Hot Tub, Sauna, Game Room, Fire Pit, and Multi-Acre Grounds—is entirely at Guest's sole risk. Children under 18 must be supervised by an adult at all times.

5.1 Hot Tub & Sauna Policies: Guests must shower before entering the hot tub or sauna. No glass containers, food, alcohol, body oils, or soaps are permitted in or near the hot tub. Spa covers must be securely latched with lock clips when not in use. Contamination of spa water requiring complete drain, chemical flush, and refill will incur a $350 service charge.

5.2 Outdoor Fire Pit & Grounds: Fires are permitted only in the designated fire pit area. Open fires must never be left unattended. Chopping or damaging trees on the acreage is prohibited. Unlicensed off-road motorized vehicles (ATVs/UTVs) are strictly prohibited on property grounds without express written lease addenda from Snowstorm Properties LLC.

6. CHECK-OUT REQUIREMENTS & "BROOM CLEAN" DEPARTURE CHECKLIST

Check-out time is strictly 11:00 AM EST. Guests agree to complete the following departure requirements prior to vacating:

- Load dirty dishes into the dishwasher and run the washing cycle.
- Bag all trash securely and place inside outdoor bear-proof locker.
- Ensure all windows and exterior doors are closed and securely locked.
- Turn off all interior lighting, sauna controls, hot tub jets, and gas appliances.
- Follow all check-out procedures located in the welcome binder.

7. CANCELLATION POLICY & FORCE MAJEURE

7.1 Cancellation Terms:

- **Full Refund (100%):** Granted for cancellations made at least sixty (60) days prior to Check-In Date.
- **50% Refund:** Granted for cancellations made between thirty (30) and fifty-nine (59) days prior to Check-In Date.
- **No Refund (0%):** For cancellations made within twenty-nine (29) days or fewer prior to Check-In Date.

7.2 System Failures & Force Majeure: Management maintains all appliances, HVAC, amenities, and utilities in working condition. Equipment failures, power outages, inclement weather, or internet disruptions do not warrant partial or full refunds. Management will act with reasonable dispatch to rectify equipment service issues upon notice.

8. INDEMNIFICATION, HOLD HARMLESS & LEGAL PROVISIONS

8.1 Release of Liability & Hold Harmless: Primary Guest and all accompanying occupants agree to release, indemnify, hold harmless, and defend Villa Fodera, Snowstorm Properties LLC, its owners, officers, and agents from any claims, injuries, damages, medical expenses, or losses sustained during their stay on the Property or grounds, regardless of cause.

8.2 Right of Access & Immediate Eviction: Property Management reserves the right to enter the estate at reasonable hours for inspections or repairs in case of an outage or if a violation of this agreement or the house rules have been observed. Any breach of this Contract (e.g., noise complaints, capacity violations, unauthorized pets/parties) shall grant Management the right to immediately evict Guest without notice, refund, or recourse.

8.3 Governing Law & Venue: This Agreement is governed by the laws of the Commonwealth of Pennsylvania. Jurisdiction and venue for any legal proceeding shall lie exclusively in the courts of Pike County or Monroe County, Pennsylvania. The prevailing party shall be entitled to recover all court costs and reasonable attorney fees.

9. BINDING EXECUTION & ACKNOWLEDGMENT

By signing below, the Primary Guest certifies that they are at least 28 years of age, have read and agreed to all terms, house rules, payment policies, and liability terms set forth in this Short-Term Rental Agreement for Villa Fodera.

PRIMARY GUEST SIGNATURE

Printed Name: _____

Date: _____

AUTHORIZED PROPERTY MANAGEMENT

For: **Villa Fodera** / **Snowstorm Properties LLC**

Title: Managing Member / Operations Executive

Date: _____