SNOWSTORM PROPERTIES LLC

CORPORATE HEADQUARTERS & LUXURY HOSPITALITY OPERATIONS

Villa Fodera - Private Villa/Mansion Estate

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
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VILLA FODERA ESTATE • PET POLICY ADDENDUM & FEE SCHEDULE

ESTATE HOSPITALITY AGREEMENT

Agreement Reference: This Pet Policy Addendum constitutes an enforceable and integral amendment to the primary **Villa Fodera Guest Lodging & Estate Rental Agreement** executed between **Snowstorm Properties LLC** / **Villa Fodera** (Host/Licensor) and the Primary Registered Guest (Guest/Licensee). This document governs animal occupancy, billing fee structures, and damage remediation across the 6,000 sq. ft. mansion and 7-acre gated grounds.

1. AUTHORIZED PET PROFILE & REGISTRATION

Guest Full Legal Name:	_____		
Booking / Reservation ID:	VF-_____	**Check-In / Check-Out:**	____/____/202___ to ____/____/202___
Pet 1 Name & Breed:	_____	**Weight & Age:**	_____ lbs | _____ yrs
Pet 2 Name & Breed (If approved):	_____	**Weight & Age:**	_____ lbs | _____ yrs
Rabies Tag / License #:	_____		

2. PET FEES, DEPOSIT & STAY CALCULATION SCHEDULE

Fee Item Description	Rate / Basis	Calculation Factor	Total Assessed
Mandatory Refundable Pet Security Deposit Refundable within 7 business days post-checkout if no damage/ extra cleaning occurs.	$250.00 Flat Deposit	Per Approved Stay	**$250.00**
Daily Pet Lodging Fee Non-refundable daily maintenance & grounds fee per authorized pet.	$125.00 / day / pet	[_____ Days] × [_____ Pet(s)]	$ _____
		TOTAL PET FEES & DEPOSIT DUE UPON EXECUTION:	**$ _____**

3. MANSION TERMS, REGULATIONS & FINANCIAL LIABILITY

1. **Sole Authorization:** Only the specific, pre-registered animal(s) listed in Section 1 are permitted on estate grounds. Visiting or undisclosed pets brought by day guests are strictly barred.
2. **Estate Upholstery & Bedding Restrictions:** Pets are strictly prohibited from climbing, lounging, or sleeping on mansion sofas, custom leather salon seating, luxury dining chairs, or premium Egyptian cotton bedding sets. Guests must bring dedicated clean pet beds or blankets.
3. **Aquatic, Hydrotherapy & Sauna Exclusion:** Pets are strictly banned from entering the heated saltwater swimming pool, 8-person hydrotherapy spa, cedar dry sauna, or stone-paved pool decks. System contamination requires complete draining, sanitization, and chemical rebalancing at the Guest's sole expense.
4. **Crating & Unattended Protocol:** When left unattended inside the mansion or suites, authorized pets must be securely confined in an appropriate crate or travel carrier. Pets may not roam freely during guest absence.
5. **Grounds Sanitation & Bear-Proof Trash Enclosure:** The Guest is required to pick up, double-bag, and discard all outdoor waste immediately into the estate's heavy-duty bear-proof outdoor containers. Feces left on lawns, patios, or driveways triggers a mandatory $250.00 exterior sanitation surcharge.
6. **Biological Remediation Assessment:** Any indoor biological accident (urine, feces, vomit, mud, or strong dander odors) on hardwood, imported tile, wool carpets, or upholstery constitutes damage outside normal wear and tear and incurs an immediate $500.00 bio-remediation fee.
7. **Unregistered Pet Surcharge:** Any unapproved or undisclosed pet discovered on the property incurs an immediate $500.00 penalty per animal and may result in immediate, non-refundable termination of the reservation.
8. **Full Structural & Finish Restitution:** The Guest assumes 100% financial liability for all physical repairs, scratches, wall chewing, or floor damage. Should remediation exceed the $250.00 pet deposit, the Guest agrees to pay all outstanding balances within five (5) business days of billing.
9. **Leash Protocol & Mountain Wildlife:** Due to active native Pocono wildlife (black bears, deer, foxes), pets must remain under handheld leash control at all times outdoors. Continuous barking disrupting neighboring properties is grounds for immediate eviction.
10. **Indemnification & Hold Harmless:** The Guest agrees to indemnify, defend, and hold harmless Villa Fodera and Snowstorm Properties LLC against any third-party claims, veterinary fees, personal injury, or property damage caused directly or indirectly by the authorized animal.

4. EXECUTION & BINDING AUTHORIZATION

Primary Registered Guest (Licensee) Signature
Printed Name: _____
Date: _____ / _____ / 202___

Authorized Representative Signature
For: **Villa Fodera / Snowstorm Properties LLC**
Date: _____ / _____ / 202___