



# Whispering Woods B&B/Retreat Center

**Rental Agreement** (herein the Agreement) between, MKKB Enterprises, INC, the parent company of Virtual Sewing Guild (herein the Management) and \_\_\_\_\_(herein the Renter) regarding Whispering Woods Bed and Breakfast, 8053 Langer Lane, Godfrey IL, 62035 (herein the Property.)

**Rental Period start date:** \_\_\_\_\_ **through Rental Period end:** \_\_\_\_\_

This agreement is between the Renter and the Management. The Renter agrees to rent the Property for a period beginning at 10:00 am on the first day of the Rental Period until 3:00 pm on the last day of the Rental Period.

A \$500.00 non-refundable deposit is required. You will be invoiced through Paypal for this \$500 non-refundable deposit. FYI, you can pay this invoice through PayPal even if you don't have a PayPal Account.

This deposit must be paid, and this rental agreement signed, scanned and emailed back within 7 days of issue to lock in your dates.

If your rental agreement and deposit are not received after 7 days, another group may reserve your dates. The Balance can be paid through check, money order or PayPal and must be received 45 days prior to your check-in date. Please make sure to designate a single person to act as the point of contact for your group reservation and to handle all payments. We cannot accept individual payments from each member of your retreat party.

If the balance will be paid by Money Order or Check, please make payable to MKKB Enterprises, INC, and mail to :

MKKB Enterprises, INC  
8053 Langer Lane  
Godfrey, IL 62035

Full rental payment will be due 45 days in advance of the first day of the Rental Period \_\_\_\_\_ . Failure to pay the rent will be considered cancellation and forfeiture of the rental deposit. Final payment will be due: \_\_\_\_\_

Whispering Woods, part of MKKB Enterprises, INC is rented as a complete retreat venue. The price remains the same, whether you have 1 person, or 10.

Base rental: 3-night stay with arrival at 10:00 am on Thursday, and checkout by 3:00 pm on Sunday.

**Price:**

Total for 3-night stay for 1-10 people: \$2520.00

\$840.00 per night (Based on 10-person occupancy that is \$84.00 per night per person)

Sunday and Monday night may also be added at \$800 per night. (\$80 per person/night based on 10-person occupancy.)

Guests staying Monday night will need to depart by noon on Tuesday so we may prepare for the next retreat group.

*Management reserves the right to cancel this agreement in the event of an emergency or unforeseen event. In the event of Management cancellation, payment will be refunded in full.*

### **Rental Property Rules**

By signing this Agreement, the Renter and all the other guests of the Property during the Rental Period agree to observe the following rules:

- I understand this Agreement grants access to the main home only. I will not enter or attempt to enter the garage/shop building on the site without express permission from the Management.
- Guests must be at least 18 years of age. No children/babies due to the use of sharp objects and the comfort of other guests. No day-campers or additional guests other than the 12 people under this contract.
- I will ensure the Property remains a smoke-free, pet-free facility.
- I will take care to maintain the operation of the private septic system onsite. Nothing other than human waste and toilet paper will be flushed down the toilets. I will not flush sanitary products, paper towels, wet wipes or similar items.
- There will be no burning of candles on the property.
- I agree to use the wireless Internet service provided at the Property for lawful activities only.
- I will ensure NO guest will dye fabric inside or outside the Property.
- I will ensure that no one spray bastes anything anywhere at any time on the property. (Not on the porch or in the house!)
- The guest laundry shall not be used for the prewashing of fabric, fleece, flannel or batting. Please prewash at home.
- I will ensure the design walls will be used rather than taping or pinning paper or fabric items to the walls.
- I will ensure that the checkout procedures and duties as found in the welcome packet are followed by all.
- In the case of breakage or damages to the Property, the Renter shall inform the Management by email at [Margaret@VirtualSewingGuild.net](mailto:Margaret@VirtualSewingGuild.net)

Accidents happen. However, the Renter and all guests agree to maintain the property in good condition and agree to replace or pay for any loss, breakage or damage caused by the group. All damages and excess cleaning will be charged at the actual restoration costs with minimum labor charges of \$80 per hour.

Should any repairs be required, the Management will provide the Renter a bill within 14 days after the Rental Period.

Quilting can involve the use of sharp cutting systems and tools. The Management cannot be held responsible for any injury. It is each groups responsibility to provide medical and accident insurance for its participants. There is a first aid kit with Wound Seal under the sink in the downstairs bath.

By signing the Agreement, the Renter releases all claims and liabilities against the Management and agrees that the Management shall not be responsible for any injury caused to the Renter or other guests while in or on the Property. Each guest assumes full responsibility and liability for themselves during the Rental Period.

The signing of this Agreement signifies the acceptance of the terms and conditions in full. The Management shall hereby be held harmless and the Renter hereby expressly waives any and all claims against said Management for any personal injuries to themselves or any guest on the Property during the Rental Period or damage to personal property.

This includes claims or personal injuries sustained in any way, or any loss or damage to property caused by fire, water, deluge or overflow or explosion, howsoever arising or caused, or for loss of any articles by theft from the Property.

**All guests shall execute a Guest Check-In Waiver wherein all guests will state that they have reviewed the rules of the Property and agree to be bound by the terms contained herein.**

By signing this Agreement, the Renter shall agree to all terms and conditions set forth above.

Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternative Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Please print, sign, scan and return this contract by email to [Margaret@VirtualSewingGuild.net](mailto:Margaret@VirtualSewingGuild.net)

You may also mail a paper copy to the address listed above if you do not have a scanner.

Your deposit invoice must also be paid by credit card by the time we receive your signed contract.

A contract without a deposit will not be held as valid.

We look forward to your stay at Whispering Woods Retreat. Thank you!!

*Margaret Moorehead*