



**Mary Hill House at Antietam**  
**211 E. Main Street**  
**PO Box 697**  
**Sharpsburg, MD 21782**  
**240-329-1969**

## **Rental Agreement**

1. Check-in time is between 3 - 9 P.M. EST and check-out is no later than 11 A.M. EST. As a courtesy, please consider providing a general arrival time as soon as possible. **We will personally greet you upon arrival and provide you keys.**
2. This is a non-smoking home. Smoking is allowed outdoors on the property. All smoking debris must be deposited in trash containers.
3. Your pet is your family and we welcome well behaved dogs on a case by case basis after contact with the pet owner(s). A nightly fee of \$25.00/pet applies. Please leash your pet at all times. Crate them if you must leave them alone. Clean up after them. Keep them off the furniture. Make sure they are up to date on rabies vaccinations and all other vaccinations. Treat for fleas and ticks in advance if necessary. Fleas and tick are very rampant in this area and can cause harmful/fatal illness to humans and pets.
4. We try to keep our fees reasonable, maintain a positive reputation in town, be good stewards of this piece of history, and improve upon the comforts offered. During your stay please:
  - a. Treat our home as your own and minimize damage and wear and tear.
  - b. Promptly notify us of any equipment malfunctions, damage, security or safety hazards, any comforts we can add.
  - c. Be conscientious of the neighbors by keeping noise levels minimal and respecting their right to peaceful enjoyment of their property.
  - d. Use what you need, but only what you need. This minimizes maintenance which keeps our rates as low as possible.
5. **PAYMENT** – An advance payment equal to 50% of the rental rate is required prior to arrival. The advance payment will be applied toward the total bill. Please make payments in the form of traveler's checks, bank money orders, cashiers checks, credit card, or personal checks **payable to Mary Hill House**. The balance of payment is due on your arrival date at check in time – cash or check only.

6. **CANCELLATIONS** – A 72 hour notice is required for cancellation. A full refund of any deposits will be returned if cancellations are made more than 72 hours prior to the arrival date. Cancellations or changes that result in a shortened stay, that are made within 72 hours of the arrival date, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of rent.
7. **STORM POLICY/ROAD CONDITIONS** – We are reasonable people. If weather conditions are severe and prevent you from arriving/arriving on time, we will negotiate arrangements with you.
8. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to seven (7) persons.
9. There is no daily maid service. Please clean up after yourselves.
10. **FIREPLACE** – Use of the fireplace requires special safety precautions and cannot be used without consultation with the property owners. Firewood can be purchased for \$5/bundle. No outside firewood is allowed. A fire extinguisher is located next to the fireplace.
11. **SAFETY** – This is an old house. Please be careful as you familiarize yourself with all its nuances - a steep step, low ceilings and doorways, and some exposed logs (slivers). All electrical wiring was updated in 2008, all rooms have working smoke detectors. Fire extinguishers are located under the kitchen sink and at the fireplace. A fire station and emergency medical services are located within 2 blocks of this residence.
12. **HEATING AND A/C** – All rooms are individually heat controlled with baseboard heating. You can adjust these heaters to meet your comfort needs. ***Please be good stewards of your heating needs and shut down heaters not needed and/or lower if leaving for the day.*** Individual window A/C units are used for cooling during summer months.
13. **RATE CHANGES** – Rates subject to change without notice, but are locked in once you have made your deposit.
14. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
15. **PARKING** – Parking is limited to 3 vehicles. Off street parking is available behind both 211 E. Main and 215 E. Main (which is lighted). On street parking is discouraged.

**16. CHECK OUT – Please follow this “No Trace” checklist when checking out:**

- a. Handwash all used dishes or place in dishwasher and start washing cycle.
- b. Strip all linens and place at washer and dryer with used wash cloths and towels.
- c. Consolidate all trash and place in trashcan outside rear door.
- d. Clean all used appliances.
- e. Check fridge and freezer for food leftovers.
- f. Turn off all fans, heaters, a/c units.
- g. If fireplace is used, clean out cooled ashes and place in coal bin.

By signing below, all parties renting this property agree to all terms and conditions of this agreement.

Signature:\_\_\_\_\_Date\_\_\_\_\_

Signature:\_\_\_\_\_Date\_\_\_\_\_

Signature:\_\_\_\_\_Date\_\_\_\_\_

Signature:\_\_\_\_\_Date\_\_\_\_\_

Signature:\_\_\_\_\_Date\_\_\_\_\_

Signature:\_\_\_\_\_Date\_\_\_\_\_

***THANK YOU FOR CHOOSING TO STAY AT THE HISTORIC MARY HILL HOUSE. ENJOY YOUR STAY!***