

THE ROOST AT FERN'S FIELDS

DIRECT BOOKING AGREEMENT — BUSINESS / EMPLOYMENT STAY

GUEST	_____	DATES	_____ to _____
GUESTS	_____ (max 2)	STAY TOTAL	\$ _____ (incl. taxes)

PURPOSE OF STAY: Guest confirms this temporary stay is while traveling away from the Guest's primary residence for business or employment purposes.

PAYMENT & CANCELLATION

No security deposit or advance payment is required under this standard agreement. Payment is due at check-in by Venmo or check. Please notify the Hosts as soon as possible if plans change; no standard cancellation fee is charged unless a different arrangement is agreed in writing. The confirmed stay total includes any applicable taxes and any specifically disclosed pet or other fee.

HOUSE RULES & USE

- **NO PARTIES OR EVENTS** under any circumstances. No organized gatherings. Day visitors require prior Host approval; overnight occupancy is limited to registered guests (maximum 2).
- **Dogs** require prior approval and must stay off furniture/bedding. Guest is responsible for pet-related damage and cleanup.
- **No smoking or vaping** inside The Roost. Only human waste and toilet paper may be flushed. Stop using and report any toilet or plumbing problem immediately.
- **Property care.** Guest is responsible for actual damage caused by the Guest, approved visitors, or pets beyond normal wear and tear and must promptly report damage, spills, water intrusion, or unsafe conditions.

ACCESS & DISCLOSURES

The Roost has a private ground-floor entrance, one interior flight of stairs, and a dedicated parking space beside the entrance. Complimentary EV charging is provided. The property is approximately 200 feet from a two-lane state highway; traffic noise may occasionally be heard, particularly during commuting hours.

STAY TERMS

The Roost is provided for temporary lodging only and is not the Guest's primary residence. If the property cannot be provided in a fit and habitable condition at check-in, the Hosts will cancel the stay and refund any payment received. Serious rule violations or unlawful activity may result in termination of the stay as permitted by law. North Carolina law governs this agreement.

GUEST ACCEPTANCE

Guest: _____ **Date:** _____