

CRYSTAL LAKE RANCH VACATION RENTAL, WEDDING & EVENT AGREEMENT

This Vacation Rental, Wedding & Event Agreement (“Agreement”) is entered into by and between Crystal Lake Ranch QOZB, an Oklahoma limited liability company (“Venue”), and the individual whose name appears on the reservation (“Guest/Client”).

By booking, paying for, entering, or occupying any portion of Crystal Lake Ranch, Guest agrees to be legally bound by all terms of this Agreement. This Agreement applies to all vacation rentals, weddings, events, and gatherings.

PREMISES: The Premises include the reserved cabin(s) and the entire Crystal Lake Ranch property, including all indoor and outdoor areas, amenities, roads, trails, lakes, and common spaces.

CHECK-IN / CHECK-OUT: Check-in is after 3:00 PM. Check-out is by 11:00 AM. Unauthorized late check-out will incur a \$100 per hour fee.

PAYMENT SCHEDULE (WEDDINGS & EVENTS): • 30% non-refundable deposit due at booking (12 months or more before event) • 50% of total balance paid by 6 months prior to check-in/event date • 100% of total balance paid 60 days prior to check-in/event date

NO REFUND POLICY: ALL PAYMENTS ARE STRICTLY NON-REFUNDABLE. No money paid will be returned at any point for any reason, including cancellations, weather, illness, force majeure, or failure to attend.

CANCELLATION & DATE CHANGES: All cancellations result in forfeiture of 100% of all payments. Date changes are treated as cancellations and may only be approved at Venue’s sole discretion with a \$1,500 transfer fee.

INSURANCE REQUIREMENTS: Events require \$1,000,000 general liability insurance naming Crystal Lake Ranch QOZB as additional insured, due 30 days before the event.

ASSUMPTION OF RISK & LIABILITY RELEASE: Guest assumes all risks associated with use of the Premises and releases Venue from all liability for injury, loss, damage, or death occurring anywhere on the property.

INDEMNIFICATION: Guest agrees to defend, indemnify, and hold harmless Crystal Lake Ranch QOZB from all claims, damages, and legal fees arising from Guest’s stay, event, vendors, or invitees.

GOVERNING LAW: This Agreement shall be governed by the laws of the State of Oklahoma. Venue for any dispute shall be McCurtain County, Oklahoma.

ACKNOWLEDGMENT: By booking or occupying the Premises, Guest confirms they have read, understood, and agreed to all terms of this Agreement.