

Cover Sheet

The Natural Angler's Cabin

Mailing Address: 6606 Gable Wing Lane, Sugar Land, TX 77479

Matagorda, TX Vacation Rental Location: 217 FM 2031 (Beach Rd)

Dear Guest(s):

Thank you for your interest in renting the *Natural Angler's Cabin* in Matagorda, Texas. This file includes the "Rental Agreement" and the "Check-In Information" pages. Please fill out the rental agreement as completely as possible, sign and date it, and send it to the mailing address on form along with the \$250 deposit made payable to "*Natural Angler*". Alternatively, you have the options of faxing the rental agreement to (302) 469-2804, scanning and emailing to my email address at NaturalAngler@Gmail.com, or taking a photo of the rental agreement and texting it to me. I must receive it within 7 days to confirm your reservation. You can also use your credit card or PayPal account to send the deposit and/or rent using the payment link on my website www.NaturalAngler.com.

Upon receipt of rent which is due 7 days prior to check-in, I will email or text you with the current 4-digit passcode to the touchpad keyless entry door lock.

If you have any problem or questions during your stay, please call Patti Ward at (979) 479-0478 or me at (281) 460-1531.

Yours truly,

Ken N.

Owner of Natural Angler's Cabin

Rental Agreement for The Natural Angler's Cabin

- The house is limited to a maximum sleeping capacity of 6 people (a \$25 per person fee is charged for # of people above 6).
- No organized social events or boisterous parties that would intrude on neighbors.
- No pets allowed unless permitted by rental house owner.
- Primary renter must be 21 years of age or over.
- No smoking inside the house. Smoking is permitted outside the house, but do not discard cigarette butts on deck or yard to fire hazard.
- Please place your trash in the large container downstairs prior to checking out.
- Check-in is at 3 pm and check-out is before 12 pm.

Your \$250 security deposit will be credited to you within 7 days after you check out.

Your deposit may be forfeited or deducted for the following reasons:

1. Any violation of the above rules.
2. You cancel your reservation within 2 weeks of your arrival date.
3. If there is damage to the property.

It is expressly understood and agreed that the owner of this property will not be liable for any damage or any injury to tenant, family or guests arising from the occupancy of this premise

Number of guests: _____

Mailing address to refund deposit: _____

Email address if available (to send info. on house and lockbox password) _____

Reservation Dates: _____ Number of Nights _____

Print Name

Signature

Date

Check-In Information

The Natural Angler's Cabin
217 FM-2031 (Beach Rd)
Matagorda, TX 77457 (979) 479-0478 (Patti Ward) (281) 460-1531 (Ken)

Welcome to Matagorda's *The Natural Angler's Cabin!*

Thank you for renting my cabin which is also my family's vacation home, an escape from the big city life and the traffic that goes along with it. I love the peace and tranquility of angling for redfish and speckled trout and the excitement of catching a trophy sized fish. When the fishes are not biting, I would take a moment to enjoy the spectacular display of nature and wildlife that Matagorda Bay offers. Hence the name, *The Natural Angler*.

To make your stay as pleasant and trouble-free as possible, there are a few things that you will need to know about Matagorda and our river house.

Matagorda is a small town. It has no water utility district. Like all houses on the river, the source of our water is from a well, and thus it is advisable to bring bottled water for drinking.

Directions:

You can get directions to Matagorda through www.googlemaps.com. However, it is not an exact location. A few minutes after you passed the "Matagorda Harbor" sign, you will see an orange flashing light (and Stanley's Grocery Store on left) and take a left to the highway bridge. We are 4 miles from the bridge. Proceed until you see the last house on the road. We are at 217 and you can't miss our "***Natural Angler***" sign.

When you check in:

There are two switches to the two main lights in the large den. The first light switch is on the wall to the top right in kitchen just before you step into the den. The second light is in the den on the right of you as you step into the den. The switch is to the left of the "Supplies" shelf.

Pier Light for Night Fishing and Fish Cleaning Table:

1. If you need to turn on the pier light at night, it is in the fuse box located in the bedroom located next to the kitchen. It is labeled. Please remember to turn it off before you check out.
2. To use the spot light at pier, the switch is below the deck. It will take a few minutes before it turn on full power.
3. The switch to turn on lights downstairs is on top of wooden ceiling.
4. We have fish cleaning table with electric hook up, water, and nigh light for your convenience.

Access to House/ Keyless Entry Door code:

Prior to you check in date, we will provide you with a 4 digit passcode to gain access to the main house. The main door is located upstairs where the keyless door lock is located, and there is also a lockbox with a key downstairs as a backup.

Essential Items you should bring:

1. Bottled water for drinking and cooking.
2. Insect repellents because mosquitoes can be a problem, especially in the summer.
3. Sun tan lotion for the beach experience.
4. Bring baits, cast nets for fishing and chicken legs and strings for crabbing (there's a small pier for crabbing and catching mullets and minnows in front of house across street).
5. Binocular to experience nature and the view from deck.
6. Electric fillet knife (fish cleaning table with electric hook up and night light provided for your catch).

Supplies:

Towels, comforters and sheets for futons, and other essential items are provided for you and is located in the large den to your right as you step in the room. Used linens should be placed in the washer/dryer room for housekeeper. We also have board games for your indoor entertainment. Please do not bring our towels to the beach.

Wireless Internet:

We have wireless internet, and will provide you with the password when we provide you with the door code.

Winter Guests:

To heat whole house, the A/C unit in kitchen is also a heater. There are portable heaters located in each room if required.

Departure Information:

Before departure please be sure to do the following:

1. Take trash with you. Bags are provided for your convenience and located below microwave, but do bring your own bags just in case.
2. Make sure pier light switch in fuse box is in off position.
3. Turn off air conditioners in each room.
4. Leave by 12pm.
5. Have a safe journey home.

Emergencies or Problems:

If you have any problem or questions, you can also call our local housekeeper:

Patti Ward at (979) 479-0478. If you are unable to get a hold of her, feel free to call me, Ken, at (281) 460-1531.

We definitely want to make your stay as enjoyable and comfortable as possible so if any problem arises such as low water pressure, electrical outage, or any other problem requiring our immediate attention, don't hesitate to let us know.

Safety Issues:

We want you to enjoy your stay, but safety is also our priority. Please be observant if your young one(s) are using the fishing pier. It is a good idea to bring life vests for them. Also, if crossing the street to catch live baits or go crabbing, be extra cautious of traffic and make sure you accompany your child(ren). Also, please watch your steps when walking on pier or in the vicinity.

Miscellaneous:

One last thing, if the microwave is not on because of power overload, there is a safety fuse switch in the bathroom – just reset it. Also, if any appliance or light is not working or water is not hot, it may require a reset of the fuse switch located in the bedroom next to kitchen.

Please respect neighbors' property and not trespass or use their pier.

I hope you enjoy your stay here and will come back again. If you have any complaints or problems or even helpful suggestions regarding your stay, don't hesitate to call or email me at NaturalAngler@Hotmail.com so that I can make future improvements. Thanks again.