MOTEL RULES AND POLICIES

I understand and agree to occupy this room based on the Pennsylvania Innkeeper Act laws which I agree apply to my usage of the room, not the Pennsylvania Landlord Tenant Act Laws. I was not required to fill out a rental application, my credit was not checked, I did not supply any references, my employment was not verified, and I agree the Motel is a daily guest establishment.

We DO NOT allow guests to bring their own appliances or furniture to the rooms. Please do not rearrange any appliances or furniture. You are responsible for your personal belongings and the Motel room contents.

Please call or text 814-580-5562 immediately to report all water leaks, drain backups, any item that is missing or broken, or to request maintenance for your room.

We accept cash or credit cards. We charge a 4% management fee on all transactions regardless of the form of payment. We charge a 10% refund fee to refund all credit card charges.

Please notify the office before you invite any guests to stay overnight. We charge a $15.00 fee per night for overnight guests. You are allowed only 1 person to visit at a time unless approved ahead of time by management. All visitors must be off the property by 11:00 pm. QUIET TIME IS 10:00 PM to 8:00 AM We do not allow parties or animals of any type in your rooms. We charge a $500 undeclared pet fee. We strictly enforce a 1-strike rule when law enforcement is called to your room.

No consuming alcohol outside of your room. All our rooms are non-smoking, non-vaping, and non-cannabis rooms. Do not borrow money from other guests. This causes problems. We do not allow guests to do any vehicle storage or repairs on the property.

Never flush anything other than toilet paper down the toilets. If your toilet is plugged due to something other than toilet paper being flushed, you will be responsible for all costs associated with unplugging or repairing your toilet, plumbing fixtures, or the Motel drains.

Grills are to be used in the center grass area only. Do not use grills under the roof area next to your room. All guests are responsible for placing their trash in a sealed plastic garbage bag first and then disposing of it in the dumpster.

All guests are responsible for coming to the office during office hours to pay their weekly room fees. If you plan on extending your reservation, all Room fees are due before you check out day by 11:00 am. Otherwise check out time is by 11:00 am. If you move out during a 7-day period, we do not give partial week refunds. If you extend your reservation and your room fees are not paid by 11:00 am on your check out day, we will add a $25.00 late fee to your invoice. If you extend your reservation and your room fees are not paid by 11:00 am the day after your check out day, you will be locked out of your room and an additional $25.00 lockout fee will be added to your invoice.

If Maintenance must pack and remove your belongings, your invoice will be charged a fee of $25.00 per hour for packing, transporting, and storing your belongings. You will also be charged storage fees the Motel incurs.

If you lock your keys in your room, our Let-In fee to unlock your door is $25.00. If it occurs between the hours of 9:00 pm and 9:00 am, or on weekends, the Let-In fee is $75.00. Guests are responsible for coming to the office during office hours to get their mail and packages.

The motel performs a mandatory weekly inspection of all rooms to monitor any outstanding maintenance issues, mitigate any potential pest issues, and to maintain health and safety standards.

We charge a $75 cleaning fee to move a guest to a different room, if it is their request.

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GUEST SIGNATURES DATE