



Rental agreement

PLEASE PRINT, SIGN AND RETURN WITH Deposit

AGREEMENT: Owner, and Renter agree as follows: Above Renter is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. No keys will be issued to anyone who is not an adult.

1. DEPOSIT AND FINAL PAYMENT POLICY: Upon reserving the cabin and execution of the rental agreement, the following will be required: a major credit card for confirmation purposes and reservation guarantee along with one-half (50%) of the rental fee total, a \$400.00 security deposit and a \$125.00 cleaning fee. The full balance of the entire rental fee due must be received no later than 30 days prior to the rental period.

2. CANCELLATION POLICY: Cancellation prior to 15 days of arrival, forfeit of the deposit or 50% of total rental fee. (This amount shall be charged to your credit card.) Cancellation within 15 days of rental period forfeit the 100% of rental fee.

3. SECURITY DEPOSIT: The security deposit is \$400.00 for our vacation rental. Your security deposit is fully refundable within 3 days of termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Renter is liable for all replacements and repairs that are outside what is considered normal wear and tear.

4. CHECK IN: Check in time is 4:00 PM. EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS REQUIRED.

5. CHECK OUT: Check out time is 12:00 noon. THERE IS AN EXTRA CHARGE FOR LATE CHECK OUT AND PRIOR APPROVAL IS NEEDED. Please return all keys to the lock box

6. PETS are NOT Allowed on the Premises. IF PETS ARE FOUND EVICTION WILL BE AUTOMATIC. NO REFUNDS WILL BE GIVEN

7. CLEANING: Each property will be inspected, sanitized and cleaned after your departure. The cleaning fee you have paid will provide for four hours of normal cleaning so that you can enjoy your vacation up to the last moment. YOU ARE REQUIRED to leave the property in the same general condition that you received it by making sure, dishes are washed and garbage is removed to nearest dumpster and the home is generally picked up and ready to be vacuumed, dusted and

Initials _____1

sanitized. (THERE IS A TOWN DUMPSTER HALFWAY DOWN BEAR FLAT RD. ON THE RIGHT SIDE) If additional cleaning is required, or rearranging of furniture that has been moved appropriate charges will be deducted from your security deposit at the rate of \$25 per hour.

8. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen and furnishings. THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE damaged or missing.

9. NOT INCLUDED: Use of the snowmobiles, skis, boots, poles, lift passes and other recreational equipment is NOT permitted or included with this rental agreement unless otherwise specified in writing.

10. RENTERS LIABILITY: Renter agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Renter or Renters guests, including, but not limited to, misuse of appliances, damage to furniture, and/or equipment furnished. If damages are in excess of the security deposit being held, Renter agrees to reimburse Owner for costs incurred to repair/replace damaged items.

11. SLEEPING CAPACITY/DISTURBANCES: Renters and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following:

- A. Occupancy exceeding the sleeping capacity stated on the reservation confirmation.
- B. Using the premises for any illegal activity including, but not limited to:
 - a. the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age.
 - b. the possession or use of any illegal drugs.
- C. Causing damage to the premises rented or to any of the neighboring properties.
- D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property.

12. HOLD HARMLESS INDEMNIFICATION: Owner does not assume any liability for loss, damage or injury to persons or their personal property. Owner does not accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Owner does not accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. Owner will not accept any liability for lack of snow or any other undesirable weather conditions. The guest agrees to indemnify and hold individual owner and its employees or agents, free and harmless for any liabilities, loss or damages whatsoever arising from, related to, or in connection with rental of premises. This includes guests, guests of guests, or any occupant of the premises.

13. TERMINATION OF RENTAL: Owner reserves the right to refuse or discontinue tenancy if in its opinion the guest is detrimental to the property. Guest(s) will be evicted and local police contacted at the discretion of Owner in the event under-age drinking, illegal drug use or any other illegal activity is conducted on the premises.

14. DISPUTES This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah.

15. REFUNDS: If for any reason Owner is unable to deliver the property to you for the rental period contracted (for example, the home is damaged and under repair, etc.), we shall

refund your money and security deposit in full. We are not responsible for any additional expenses or inconvenience occurred because of unexpected problems with cabin or property. There will be NO REFUNDS given due to malfunctioning or breakdown of appliances, air-conditioning, television, telephone, or any other property equipment or services. EVEN THOUGH WE DO NOT ASSUME RESPONSIBILITY FOR ANY ITEMS LEFT IN PROPERTY, we will make every effort to locate lost item(s). Upon request, we will mail item(s) found to you. The item(s) will be shipped COD.

PLEASE NOTE

4-WHEEL DRIVE or CHAINS ARE HIGHLY RECOMMENDED AND SOMETIMES ABSOLUTELY NECESSARY DURING OUR WINTER MONTHS.

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

Please complete following information:

Responsible Party: _____

Address: _____

Phone:(____) _____ Fax: _____ Email: _____

Rental Dates: Date In: _____ Date Out: _____

Number of People in Party _____

Drivers License # _____ State _____ Expiration Date _____

Before reservation can be finalized each page of this Document must be printed, signed, dated, and returned to: Mail Deposits To:

Melissa Feeney
7910 Bermuda Rd.
Las Vegas, NV 89123
702-245-8491
Fax: 702-516-6402
email: mellybgood@yahoo.com

Responsible Party – Signature

Date

Printed

Items needed to finalize Reservations:

50% deposit of gross amount due

\$400.00 Security deposit

\$125.00 Cleaning Fee

Signed and dated Rental Agreement

Color Copy of current Drivers License with photo I.D.

We will continue to market the property for rent until receipt of your deposit.

Upon our deposit of your initial check or Payment confirmation, your contract with us is bound. If for any reason the property has already been rented to another party when we receive your check, we will promptly return your check to you, or reschedule.