

Vacation Rental Agreement

Mount Log Cabin 39449 Crane Valley Court, Bass Lake, CA 93604 www.basslakelogcabin.com

Off Season:

After Labor Day weekend until
Memorial Day weekend, excluding
all holiday periods year-round

Welcome to our cabin! We hope that you will enjoy your stay at Bass Lake and make yourself at home.

| | | | | |
|------------------------------|--------|-----------------------------------|-------------|---------------------|
| Name: | | Arrival date: | # adults: | |
| Address: | | Departure date: | # children: | |
| | | How did you hear about the cabin? | | |
| Phone: | Email: | Optional linen service (\$50): | YES | NO |
| Rental rate: \$299 per night | | Deposit: \$500 | | Cleaning fee: \$175 |

To make sure all vacationers have an enjoyable stay, our guests agree to:

1. Check-in after 3 p.m. on arrival date and check-out at 10 a.m. on departure date unless prior arrangements have been made with owner. All checkouts after 10:30 a.m. will be charged a \$50 fee deducted from the deposit.
2. Bring bed and bath linens or select \$50 optional linen service.
3. Occupancy shall not exceed (10) guests.
4. Lock all windows and doors when absent and at check-out.
5. Avoid disruptive behavior, including as excessive noise and illegal activity. Evidence may forfeit deposit, including complaints from neighbors.
6. No motor homes, campers and/or tents on premises.
7. No assignment of this contract and/or subletting of the premises.
8. No pets, fires, or smoking on the premises. Evidence will forfeit deposit.
9. Permit owner's agents to enter premises to make repairs or do maintenance if necessary.
10. The responsible party and signer of this agreement must be 25 years old or older.

Dep Due Date:

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Additional Terms:

- A. Guests will secure the reservation by mailing (a) a \$500 security deposit in the form of a cashier's check or verified 3rd party payment (PayPal, HomeAway, TripAdvisor), (b) a copy of the guest's driver's license, and (c) a signed rental agreement. Reservation will be confirmed once the owner verifies the dates are available and receives the above three items.
- B. Security deposit (\$500) will be fully refundable within (21) days of departure provided provisions of this contract are met. Deposit is NOT applied toward rent.
- C. Guests agree to pay 11% Occupancy Tax required by Madera County, calculated from total rent due.
- D. Rent, cleaning fees (\$175), 11% Madera Co. tax, and optional linen service (\$50) will be due on or before (30) days prior to arrival date. Payment can be made with cashier's check or 3rd party verified payment (PayPal, HomeAway, TripAdvisor).
- E. Late payments for (D.) above will be charged \$25 per day late for a maximum of (5) days late, deducted from the deposit. Payments not received (25) days prior to reservation shall forfeit reservation and deposit.
- F. Guests will be charged one night's rent (\$299) from the security deposit for cancellations more than (30) days prior to the arrival date. Cancellations less than (30) days prior to arrival date forfeit the total security deposit (\$500). Cancellations less than (14) days prior to arrival date forfeit the security deposit and (1) night's rent (\$799).
- G. Guests will need to provide items shown on "Suggested Items" at www.basslakelogcabin.com/reservations.html.
- H. The owner will arrange for a full cleaning upon guests' departure.
- I. Guests will be responsible for any owner's fees incurred for PayPal, HomeAway, or TripAdvisor transactions, repairs, additional cleaning, trash handling, furniture rearrangement, and/or replacement of property. These fees will be deducted from the security deposit and/or billed to guests following careful inspection of the premises.
- J. Guests will deposit all trash into the three trash cans provided on the property. Guests must properly dispose elsewhere of trash in excess of three cans. Guests are responsible for cleanup and/or disposal of trash dispersed by wildlife or otherwise.
- K. Guests will leave key/s in lock box provided. Replacement keys will be charged \$25 from the security deposit.
- L. Guests are aware that stairways, loft areas, and decks are to be used with caution.
- M. No refunds will be given for weather conditions, general power outtages, or changes in guests' plans.
- N. The owner may retain the security deposit or require eviction for violation of this contract. Guests will be held responsible for owner's expenses and attorney fees incurred to enforce any provision of this contract.

As the guest, I agree to the terms and conditions of this agreement in their entirety.

Signed

Date