

Rental Rules Agreement/Contract

This rental house, is located at 2168 Wild Oak Trail, Pinetop, AZ 85208.

This agreement is between _____ (owner) and _____ (tenant).

The rental fees are \$225.00 per **night**/week/month. Plus \$200 Security/Damage Deposit and \$95 Cleaning Fee.

1. CHECK-IN TIME IS AFTER 12:00 P.M. AND CHECK OUT IS 10 A.M. Please make prior arrangements for early check in.
2. This is a NON SMOKING house.
3. Children must be supervised all times. Children may not be left alone in the house or on the property.
4. Pets (dogs only – limit 2) are permitted in the rental house only with prior approval. A \$10 per night per pet fee applies. All pets must be leashed at all times, when not in the fenced area. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
5. SECURITY/DAMAGE DEPOSIT- A security/damage deposit of \$200 is required. This must be received along with your reservation fee. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met. A cleaning fee of \$95.00 is non-refundable.
 - a. No damage is done to cabin or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned.
 - d. All keys are left where instructed and house is left locked.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. Early check in must be prior approved; NO late check out.
 - h. No property is missing (per inventory list).
6. PAYMENT – An advance payment equal to 50% of the rental rate plus the Security/Damage Deposit and Cleaning Fee are required 30 days before arrival. The advance payment will be applied toward the room rent (less the Security/Damage Deposit and Cleaning Fee). Your reservation will be booked on the calendar when the advance payment and signed documents have been returned. Please make payments in the form of traveler's checks, bank money orders, cashier's checks or personal checks (no out of state checks) payable to Velora Barringer or through PayPal online. The BALANCE OF RENT is due before your arrival date.

7. CANCELLATIONS – A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and Security/Damage deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel sixty (60) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least thirty (30) days prior to check-in.

9. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

10. NO DAILY MAID SERVICE – While linens and bath towels are included in the house, daily maid service is not included in the rental rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the cabin.

11. RATE CHANGES – Rates subject to change without notice.

12. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

13. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

14. STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions.

15. The house is privately owned; the owner is not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowner is not responsible for the loss of personal belongings or valuables of the guest. We will redeem your belongs upon written request. There will be a handling fee. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

I agree that all rental monies are non-refundable per cancellation policy above. By Signing Below, I agree to all terms and conditions of this agreement.

_____ Date_____

Tenant Signature

_____ City_____ State_____ Zip_____

Tenant Address

Tenant Home Phone

Tenant Cell Phone