

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:	# of adult guests:
Address:	Departure date:	# of children:
	Email:	
Phone:	How did you hear about the cabin?	

RENTAL RATE: \$225 per night	DEPOSIT: \$500	CLEANING FEE: \$100
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To make sure all vacationers have an enjoyable stay, our guests agree to:

1. Permit owner's agents to enter premises to make repairs or do maintenance if necessary
2. 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
3. Occupancy not to exceed (10) guests
4. Lock all windows and doors when absent and at check-out
5. No motor homes, campers and/or tents on premises
6. No assignment of this agreement and/or subletting of the premises
7. No pets on the premises

Additional Terms:

- A. Guests will secure the reservation by mailing (a) a \$500 security deposit in the form of a cashier's check, (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. A security deposit of \$500 is NOT applied toward rent; however, it is fully refundable within (21) days of departure provided the provisions of this contract are met.
- C. Guests agree to pay 11% Occupancy Tax required by Madera County, calculated from total rent due.
- D. Rent, cleaning fees (\$100), and 11% Madera Co. tax will be due on or before (30) days prior to arrival date. Payment can be made with PayPal, cashier's check, or bank money order.
- 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 (\$225) 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).
- G. Guests will need to provide list of items shown on "What-to-Bring" 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 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 at the top of the property. If guests have more trash than the cans will hold, guests must properly dispose of elsewhere. 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. For boating regulations and lake level, please contact the Madera County Sheriff's Tower at 559-642-3606.
- N. In the event that the guests cannot adhere to this contract, the owner may retain the total security deposit or require eviction. The guests will be held responsible for owner's expenses and attorney fees incurred to enforce any provision of this contract.

We would appreciate it if you would leave our home, grounds, and furniture the way you found them. Please be considerate of neighbors.

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

Signed

Date

ADMIN:
Payment Amt: _____
Payment Due Date: _____
Deposit Due Date: _____