



Rental Agreement

Your dates are not locked until we have received this rental agreement signed and dated.

Down payment is 25% of total rental price. The outstanding balance of your stay is due **4 WEEKS** prior to your arrival. You will receive a reminder e-mail.

Check-in time is no earlier than 4:00 pm. Initials. There is only a 5-hour window to completely clean and set up this large of a home for the next guests. Our properties stay booked so please respect this work schedule and do not arrive early. No exceptions are given during the months of June-September. Your luggage & groceries are not allowed to be dropped off early for the safety of your items and our cleaning crew. Please plan travel time & groceries accordingly to the schedule.

GUEST RESPONSIBILITIES

- Guests shall be responsible for all damage, breakage and /or loss to the premises, except normal wear and tear
- No damage is done to the home or its contents, beyond normal wear and tear.
- No linens or household items are missing.
- **No early check-in or late checkout**
- No smoking in the house (minimum of \$750 Cleaning Fee)
- Pets not allowed in the house or on the property. (minimum of \$750 Cleaning Fee)
- Guests agree that repair costs for any damages, or replacement of missing items by credit card
- Guests agree to indemnify and save Owner and Property Managers harmless from all liability, loss or damage arising from any nuisance or harm made or suffered on the property premises by guests or invitees. Also, from any carelessness, neglect, or improper conduct of any persons entering, occupying or visiting the premises.
- *The work out room – Rim Rock Lodge only is for guests 18 and up or accompanied by an adult. The work out room is NOT CHILD PROFFED.
- Guest is responsible for lost or left behind items. Staff will look for the lost or left behind item(s) and if found will ship back to guest however guest is still responsible for their lost or left behind items – before shipping, during shipping and after it has shipped back to the guest. The guest is also responsible for the cost of shipping the lost or left behind item(s) plus a \$25 service fee.
- **NO GLITTER OR CONFETTI AT ANY HOME. (minimum of \$250 cleaning fee) We do not want your money, we just don't want glitter or confetti in our homes, it requires extensive time to remove from carpet and other surfaces.**
- **Note: Guests are responsible for cleaning the kitchen before departing at the end of the reservation. This includes placing the dirty dishes in the dish washer, wiping down the counter tops, grill and taking the trash to the street receptacles. Please Take all food brought to house with you, throw away.**
- **Note: If house is left excessively dirty, there will be an additional cleaning fee charge. The charge will be determined by the number of extra hours the cleaning crew works beyond the regular cleaning time of 5 hours to the guest's credit card.**

Per the rental agreement you have agreed to comply with the **Guest's responsibilities**. You will be notified by email if there are additional charges before we file a claim.

Please sign and date below that you give us the authorization to enforce this agreement.

This is a non-smoking home. You are permitted to smoke outdoors on the deck. Butts are to be disposed of properly and not left anywhere on the property. Any violation of the smoking policy will incur a \$750.00 minimum fine and if additional cleaning is necessary to remove smoke odors from the house and/or linens, costs will be charged to the guest. We don't want your money. We just need to be able to tell our guests with allergies that they will have no problems.

No Pets are ever allowed in the house, or on the property. Any violation of the Pet Policy will incur a \$750.00 minimum fine and if additional cleaning is necessary to remove hair, or stains from the house and/or linens, costs will be charged to the guest. We don't want your money. We just need to be able to tell our guests with allergies that they will have no problems.

The Hot tub/all properties- is provided for the enjoyment of adult guests. Keep children away from the tub unless there is constant adult supervision. The hot tub is not for unaccompanied minors. Care should be taken due to the inherent dangers of the saunas, steam showers, and work out room. Please keep hot tub covered when not in use.

Swimming pool properties only- is for the use of our guests, and they recognize and agree that they are responsible for the safe use of the pool and that they are required to watch all children, or anyone else needing attention. There is no diving allowed anywhere along the pool due to the depths, and the benches in the water. The rock patios offer uneven surfaces and care should be taken when walking around.

We supply games and activities for our guests; however, some games have small pieces or parts and are not suitable for young children, i.e. toddlers and infants, who may put things in their mouths. Do not allow young children to play unsupervised with games.

The house is not Child Proofed, so please take care to protect your infants and children. Carefully inspect any toy or equipment that may be used by a child to insure it is functioning safely.

Highchair, Booster chair, Pack and play, Stairs and uneven surfaces.

Guests agree to release the Owner, Property Managers, and service providers from any and all claims, liabilities, losses or damages from any incident associated with the information provided above.

Agreed by Guest.

CANCELATIONS

- The minimum number of guests will be locked in 30 days prior to the arrival date. After that point, the fee for the number of guests will not be allowed to be lowered. Additional guests can be added at the identified rate.
- Reservation cancelled 30 days or more before prior to arrival date will receive 100% refund minus \$ 25 credit card service fee.
- Reservations cancelled between 30 and 16 days prior to arrival date will receive a 50% refund of the total payment made.
- Cancellations less than 15 days in advance will not receive a refund.
- No credit will be given for shortened stays due to late arrival or early departure for any

reason.

- No cancellations due to weather.
- No selling of your reservation to another party.

HOUSEKEEPING

When you arrive, the home will be clean and set up with linens and as a courtesy we have included the following list of supplies to accommodate the appropriate number of guests:

- ✓ Comforters, sheets, pillows, bath towels
- ✓ Bath soap, toilet paper (2 rolls per bathroom), paper towels (1 Roll), dish washer detergent, dish soap, new sponge, & laundry detergent
- ✓ Dishes, glasses, silverware, cookie sheets, crock pot, pots & pans
- ✓ Microwave, blender, can opener, corkscrew, Regular coffee maker, Keurig
- ✓ Gas grill (gas provided) & Electric smoker-(certain properties)
- ✓ Wood is not provided but if guests show up to wood left please use
- ✓ Satellite Tv (200+ channels)
- ✓ Basic spices (salt, pepper, whatever else gets left by others).
- ✓ Lounge chairs, outdoor chairs and tables
- ✓ Pool towels & hot tub towels
- ✓ There are hair dryers located in the drawers of each bathroom
- ✓ *Please be aware that items may break or disappear from time to time. We do our best to get every item replaced as we become aware of the missing items.

Checkout time is no later than 11 am the day you are scheduled to leave. Late checkout will be subject to being charged an additional night stay.

Checkout procedures:

- All dishes should be washed and put away, or in the dishwasher started. (detergent provided)
- Beds may be left unmade, with dirty linens left on the beds.
- Dirty towels should be placed in the laundry room.
- Set thermostats to 74 degrees/summer, and 68/winter Please do not turn off thermostats. (this includes game room)
- Make sure all doors and windows are locked and shut.
- Make sure that the blower is off, thermostat is lowered, & cover is on the hot tub.
- Place all trash in can(s) located at the end of the driveway in the street receptacles.
 - ❖ Please do not forget trash near the grill.
 - ❖ Return the keys to the lockbox.
 - ❖ All food should be taken with you or disposed of.

ADDITIONAL TERMS

You must be 30 years of age to rent this home. Initials

We reserve the right to evict any renters who do not comply with the rules of the house, any renters who create a conflict with our neighbors, or any renters who, at our sole discretion, are causing problems/conflicts and are not wanted on the property.

Our homes have a maximum occupancy per house you agree to the following maximum guest count for your reservation home. Great Escape 16, Sunset Ridge Escape 20, Grand View 20, Rim Rock Lodge 19, Voca House 16, Ridge View 14, Homestead House 14, Cedar Vista 6, Farm House 15. Renters who exceed the occupancy limit and/or falsify occupancy information for their rented property at the time of reservation are subject to eviction and additional fees.

Large House parties, unless pre-approved with correct details, are strictly prohibited and grounds for immediate eviction and additional fees. We treat everyone honestly and expect the same from our guests. If your group gets larger than expected, just let us know and we can update the charges. If we find intentional abuse, we will charge the additional fees and reserve the right to evict.

Illegal substances, firing guns or fireworks on the property are strictly prohibited and grounds for immediate eviction. NO GLITTER OR CONFETTI.

There is an abundance of wildlife in the area. Guests are to respect nature and take care to guard themselves/guests as appropriate. There is **NO** hunting, archery, shooting, guns, Mules, RVs, horses, Dirt bikes, ATVs, UTVs, or any other similar vehicles, allowed on the property.

Force Majeure. There may be circumstances beyond our control and contemplation, in which the property might not be available for your booking. Examples of these include (but are not limited to) destruction of, or severe damage to the property. In the event of *Force Majeure*, we will refund all unused monies that have already been paid. This will be the full extent of our liability to you in such circumstances, and we will not be responsible for any other costs connected with any such cancellation, howsoever arising.

I HAVE READ AND UNDERSTAND THE RULES AND REGULATIONS. I CERTIFY THAT **I AM AT LEAST 30 YEARS OF AGE** AND THAT I WILL BE HELD RESPONSIBLE FOR THE CARE OF THIS PROPERTY BEING RENTED UNDER MY NAME. I ACCEPT FULL RESPONSIBILITY FOR DAMAGES OR EXTRA CLEANING CHARGES, SHOULD THEY BE DISCOVERED DURING OR AFTER DEPARTURE.

Rim Rock Lodge

Name:		
Address:		
City:	State:	Zip Code:
Cell Phone:	Email:	
30 years of age or older Guest Initials- _____		
Arrival Date:	Departure Date:	# of Guests:

The dates you reserve should match the dates you are signing for. Please let me know if your dates change so that I can update this information on the calendars and balance of reservation.

IN CASE OF EMERGENCY: Call 911 first- Contact Property Owner/Manager Shiloh Collins 713-208-4342

RENTAL AGREEMENT

Upon receiving your first payment of 25% and rental agreement an email of what is provided at the home will be e-mailed to you. Please do not forget to check out our “Things to do page”.

72 hours prior to your reservation check-in you will receive an e-mail with the following.

- ✓ Directions to the house.
- ✓ Code for the lockbox for the keys
- ✓ A list of what to bring (food, drink, bathroom items, & an air pump for pool floats)