**Vacation Rental Agreement**

Mount Log Cabin 39449 Crane Valley Court, Bass Lake, CA

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

**Peak Season:**

Memorial Day weekend through Labor Day weekend, including all holiday weekends & school breaks year-round

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| --- | --- | --- | --- |
| Name: |  | Arrival date: | # adults: |
|  |  |  |  |
| Address: |  | Departure date: | # children: |
|  |  |  |  |
|  |  | How did you hear about the cabin? |  |
|  |  |  |  |
| Phone: | Email: |  |  |
|  |  |  |  |

Rental base rate: $399 per night Deposit: $500 Linen Fee: $50 Cleaning fee: $175

|  |  |  |
| --- | --- | --- |
| **To make sure all vacationers have an enjoyable stay, our guests agree to:** | Dep Due Date: |  |
|  |  |

1. Check-in after 4 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. Occupancy shall not exceed (10) guests.
3. Lock all windows and doors when absent and at check-out.
4. Avoid disruptive behavior, including as excessive noise and illegal activity. Evidence may forfeit deposit, including complaints from neighbors.
5. No motor homes, campers and/or tents on premises.

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| --- | --- | --- | --- | --- | --- |
| 6. No assignment of this |  | Cozi’d |  | Welcomed |  |
| contract and/or subletting |  |  |  |
|  |  |  |
| of the premises. |  | Becky’d |  | Taxed |  |

7. No pets, fires, or smoking

on the premises. Evidence will forfeit deposit.

1. Permit owner’s agents to enter premises to make repairs or do maintenance if necessary.
2. The responsible party and signer of this agreement must be 25 years old or older.

**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 pay-ment (PayPal, HomeAway, TripAdvisor, Airbnb), (b) a copy of the guest’s driver’s license, and (c) a signed rental agreement. Reser-vation 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 (14-21) days of departure provided provisions of this contract are met. De-posit 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 linen fee ($50) will be due on or before (30) days prior to arrival date. Pay-ment can be made with cashier’s check or 3rd party verified payment (PayPal, HomeAway, TripAdvisor, Airbnb).

E. Late payments for (D.) above will be charged $25 per day late for a maximum of (5) days late, deducted from the deposit. Pay-ments not received (25) days prior to reservation shall forfeit reservation and deposit.

F. Guests may cancel up to 60 days before dates of stay for a full refund. For cancellations (1-59) days prior to the arrival date, guests will receive NO refund.

G. Guests will need to provide list of 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 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 transport & dispose of trash in excess of three cans 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. 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*