

Rental Agreement and Terms of Use www.CabinsInTheSnow.com

- 1.) **CHECK-IN TIME** 3 P.M. **CHECK-OUT** 12:00PM. Late check out charge \$250.00.
- 2.) This is a **NON-SMOKING** property. Smoking is not permitted in unit or on premises.
- 3.) You must disclose the names and number of guests at registration. **Up to 8 Guests. Additional guests must be named and are charged an additional \$50/guest/night.**
- 4.) **NO PETS:** YOU AGREE TO an additional cleaning fee of \$500/Pet/night if you bring pets onto property plus will be liable for all damages.
- 5.) **DAMAGE/RESERVATION DEPOSIT-** A damage/reservation deposit of **\$500.00** is required. To secure your reservation the deposit must be received within four (4) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. Renter will be responsible for damages in excess of deposit.
The deposit will be returned within 7 days of departure under the following agreement:
 - a. No damage is done to home or its contents and home and contents are left as entered.
 - b. No charges are incurred due to contraband, pets, or collection of rents or services rendered during the stay. Utilities are within reason/average. No long distance phone calls have been incurred.
 - c. The garbage is placed in the bear proof trash bin and used dishes are run through the dishwasher and replaced in the cabinets.
 - d. The keys are placed in the hall tree glove box and unit is left locked with all doors and windows secured. All appliances and lights are turned off. Room heaters are off.
 - e. All charges accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged. No items are broken or removed from premises.
 - g. No Early check-in or late check-out (without written consent).
 - h. No actions occur which will cause eviction by the owner or owner representative, the local law enforcement, the security company, or management companies employed by owners.
- 6.) You agree that missing or broken items as a result of your stay can result in charges for the replacement of those items which may exceed your initial deposit and for which you will be responsible to reimburse to owners.
- 7.) Reservation is secure when payment has been received in full. An advance payment equal to 100% of the rental rate is required 30 days before arrival or upon booking. Advance payment will be applied toward the house rent. Please make payments in the form of personal checks. The **BALANCE OF RENT** is due at least thirty (30) days before your arrival date or upon booking.
- 8.) **Cleaning Fee:** There is a Linen & Cleaning fee of \$250 for your stay and is due at the time you make your reservation.
- 9.) **CANCELLATIONS** - A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur a minimal \$250 rebooking fee that may be applied to a future stay. Cancellations or changes that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit. (If we rent to someone else we will offer a refund less the rebooking fee).

MAXIMUM OCCUPANCY- The maximum number of guests in our home is limited to **10 occupants**. Any change to the number of occupants requires a separate written agreement. The use of our home cannot be extended to guests of our guests. Parties are not allowed without prior written consent: Responsible renter assumes all liability and must sign an separate agreement and additional deposit prior to allowing non listed guests on premises.

THIS PROPERTY REQUIRES a base charge minimum of \$2000 per stay for regular weeks and \$4000 per stay for holiday weeks.

Shorter stays \$500 per night, 2 night minimum.

TOT tax is 10%. Cleaning Fee is \$250. Security Deposit is \$500.

NO DAILY MAID SERVICE - While use of linens and bath towels are included in the unit, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring beach towels. We do **not permit towels or linens to be taken from the home! Please respect quality linens and bedding and do not take food into the bedrooms. We request you do not wear outside shoes in bedrooms. The master suites have white robes for your use. Please launder robes with bleach after use.**

Please do not wash linens or colored towels unless you use color safe beach and launder separately.

Trout Creek supplies towels. Ask at desk. There is an \$8/per guest per day guest charge at Trout Creek for the use of the facilities. Our guest cards permit up to 8 guests per day.

RATE CHANGES - Rates subject to change without notice if no confirmation is made with funds.

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.

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

_____ sign & date page 1 of 2

Timing of Payments:

Payment(s) to be send via mail to:

Payment within 4 days of booking: reservation/damage deposit of \$500.

Full Payment 30 days prior to arrival 100% of stay plus cleaning fee of \$250 and TOT of 10%.

Questions: Linda Yenni 707-363-9463 cell Fax: 707-933-9463

Total payment must be received in full prior to arrival.

Mail completed and signed contract and payments to:

Linda Yenni c/o Wine Realty 24875 Arnold Drive, Sonoma, CA 95476

By Signing Below, I agree to all terms and conditions of this agreement as stated on these two pages:

Signature: _____ Date _____

Name(s) and contact details of each Guest:

_____	_____
_____	_____
_____	_____
_____	_____

Name and Contact details of responsible Person(s):

Name: _____

Address: _____

Phone: _____

Fax: _____

Email Address: _____

Date of arrival: _____

Date of departure: _____

We realize you have many choices when selecting a home for your holiday memories. We are honored you have selected to share our home. Our Sincerest: Thank you.

_____ Sign page 2 of 2