

**RENTAL AGREEMENT
SUNDANCE ESCAPE LODGE**

Name of Renter _____ Rental Dates _____
Address _____ Email _____
_____ Group Size _____
Phone (Home) _____ (Work) _____ (Cell) _____

Rental Party: The rental party shall consist of Guest and the following persons (list names and ages)

Check-in Date and Time _____	Nightly Rate _____	Sub-Total _____
Check-out Date and Time _____	Total Nights _____	Tax (11%) _____
	Cleaning Fee <u>\$225</u>	Total Due _____

Deposit \$ _____ Balance Due _____ Date Due \$ _____

Visa/MC _____ Exp. _____ Security Code _____

Reservation Deposit: 25% deposit required at booking, balance due 30 days in advance of check-in date.

Security Deposit: A valid credit card will be required at time of booking. Your card will not be charged except in the event of damage, missing items, parking fines, or required extra cleaning.

Occupancy: People other than those in the Rental Party set forth above may not stay overnight in the property without owner approval. There may be added fees for additional guests.

Cancellations: A full refund of deposit will be given upon receiving a written cancellation request by 5:00pm, 30 days prior to the check-in date. No refunds offered for cancellations with less than 30 days notification as it is very difficult to re-rent the cabin with short notice.

Check-in: Check-in is after **4:00 p.m.** Check-out is **10:00 a.m.** Early arrivals and later departures must be prearranged.

Smoking Policy: NO SMOKING is allowed on the premises (in or outside the home). Smoking on the premises will result in an additional fee of \$1,000.

Pet Policy: NO pets are allowed on the premises.

Parking: Parking is limited to 8 vehicles. All vehicles must be parked **off** the road. Any vehicles parked on the road (or partially on road) may be booted and towed by the Homeowners Association.

Limit of Liability: Guest(s) agree that the owners of Sundance Escape Lodge are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or valuables of the guest(s). 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.

House Rules: Signature indicates acceptance of house rules (attached).

Renter signature: _____ Date: _____

SUNDANCE ESCAPE LODGE

House Rules

1. Septic tank: The property is on a septic system. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages to pump the system.
2. Wood fireplaces: Do not throw paper or other items in the fireplaces. Use fire starters (provided) and the cut wood from the wood pile. Please DO NOT adjust the damper. If it gets stuck, it may make the fireplace unusable.
3. Gas fireplace: The fireplace in the master bedroom is gas burning and is turned on with a switch. Gas fireplaces use a tremendous amount of fuel, so please conserve by using it only when spending time near them. Be sure to turn all fireplaces off during sleeping hours and when leaving the home.
4. Hot tub: Temperature must remain set at 102 degrees. No children under the age of **18** are permitted in hot tub without adult supervision. Hot tub cover must be closed at all times when not in use.
5. Luggage: Please be careful bringing luggage in and out of house to prevent damage.
6. Candles: Don't light the candles; they are for decoration only.
7. Quiet time: Please be respectful of your Sundance neighbors by observing "quiet time" outdoors after 9:00pm.
8. Garage Door: Leave garage door down to prevent forest critters from entering.
9. Trash: Place only dry goods in the trash compactor—no food items. Please break down boxes and stack in garage. Use garbage cans with liners for all food-related waste. Leave lids on to prevent pests.
10. Smoking: No smoking on the premises.
11. Pets: No pets allowed.
12. Departure: Place soiled dishes in dishwasher, turn off all lights, and lock all windows and doors. Call Ellen's cell when departing. We will adjust the heating and cooling remotely.

THANK YOU FOR HELPING TO REDUCE ENERGY CONSUMPTION AND RECYCLING WASTE.

THANK YOU FOR KEEPING THE SUNDANCE AREA CLEAN.