

Vacation rental agreement

Idyllwild Log Cabins

Check in date: _____ Check out date: _____

Number of guests: _____ Pets: _____

Cancellation must be made 30 days before the first date of the reservation in order to avoid cancellation fee of two night rate charge (45 days for holidays). Cancellation before 30 days (45 days) will be charged a 5% administration fee. No refund will be given for early departures or if you are asked to leave early. No refunds during major holidays (July 4th, Thanksgiving, Christmas - New Year).

Please be advised: DUE TO SECURITY PURPOSES OUR HOME IS PATROLLED AND MONITORED OUTSIDE VIA WEBCAM 24 HOURS.

Pets: We do allow pets (dogs or cats maximum 2). There is a \$35.00 per night per pet fee, with \$350.00 maximum. Pets are not to be left unattended in the cabin at any time. If your pet is barker and we get complains about the barking we reserve the right to ask you to leave without a refund. Please do not allow pets on furniture or beds. If your pet loves to cuddle up on the furniture or bed, please bring sheet to cover the furniture or bed. Please be sure to pick up after your pet and dispose of droppings in a tied plastic bag. Pet towels are provided in the laundry room. Please do not use guest towels for your pet. Please be advised that you will be responsible for any damages caused by your pet, they will result additional charges.

Check in time is any time after 2 pm. When occupancy is high we cannot guarantee that accommodations will be ready by 2:00 pm, although we make every effort to meet the goal. Check out time is no later than 11:00 am, although late check outs may be made for a \$40.00 fee with prior management approval.

No maid service is provided during your stay, unless you are staying 14 days or more. During those 14 days it will be cleaned once (fee \$125.00) If you are staying 30 days, it will be cleaned twice (fee \$250.00) An additional

cleaning fee will be added to your bill.

No smoking or drugs: smoking is only allowed on decks or patios and not inside any of the rooms. Any evidence of smoking in the house will constitute a \$250.00 charge in addition to any cost to repair damage the smoke caused. You must ensure to remove any of the cigarette buds from patio or deck and deposit in trash container.

We recommend to keep the windows closed and draped drawn during the day to keep the house cooler during the summer months. Prior to check out please be sure to close and lock all the windows and doors. Please turn off all the lights and ceiling fans. Please lower the thermostat to 55 degrees.

All rates subject to 10% Riverside County Transient Occupancy Tax. Rates subject to change without notice. Current rates are valid until December 31, 2012.

3 nights on 3-day weekends/holidays minimum rental, 4 nights holidays (Thanksgiving, Christmas, New Year) minimum rental.

Your stay will be charged in full at the time you make your reservation: Visa, MasterCard, Discover, Personal Checks welcome (\$35 service charge for returned checks).

Damage to the cabin: You understand that it is your responsibility to review the cabin upon entry and notify of any pre-existing damages to the property: you further understand that you accept responsibility for any issues found on inspection after your departure that were not reported.

Damages or broken items in cabin such as furniture, electronics etc. will be billed to the credit card on file or we will invoice you for any accidental damages caused by you or your guests.

If you purchase pay preview or on demand movies, the full fee will be charged to your credit card.

Housekeeping and trash removal: you understand that the cabin must be left in proper condition upon departure (dirty dishes in dishwasher, garbage bagged etc.) you understand you will be charged for any additional housekeeping required for both inside the cabin and on the grounds

surrounding if it is not left in a pleasant condition. We ask you to treat this as your home. Please be respectful of our cabin.

Access to properties cannot be guaranteed because of significant weather events, such as snow or ice. We are not responsible for weather conditions. And no refunds or discounts will be given. We highly recommend chains and 4x4 vehicles.

Violation of any of these policies may result in additional fees and/or you may be asked to leave.

Guest acknowledges and understands that each and every guest or guardian is solely responsible for any property damage, accident, injury or loss sustained to any person while in residence and neither the Agent nor the owner accepts legal or financial responsibility. Guests and guardians, assume all risk of injury or other loss resulting from a recreational activity and will hold the Agent and Owner harmless with respect hereto. Guests hereby agrees to indemnify and hold employees, officers and/or the property owner harmless from any claim, including those of third parties, arising out of or in any way a result of the guests use of the premises or items therein.

Agent cannot be held responsible for: The failing of any other company due to said company's error or service interruption (i.e. electricity, water, gas, satellite, cable etc). Acts of neighbors such as: Construction, road repair, and maintenance or act of god (weather). However, Agents agree to do all that is humanly possible to remedy any issue as quickly as possible. Agents reserve the right to enter property at any time to investigate disturbances, check occupancy, check damages, make repairs, alterations and improvements, and will attempt to notify renters beforehand in such events.

Maximum occupancy is what we have agreed upon at your reservation. If you exceed the limit an \$50 per person per night will be added to you bill and charged to the credit card on file.

Because Idyllwild is on a septic system, we ask you not to put anything down the sink (roughage, carrot peels, potato skins etc.) This also applies to the toilet (overage of toilet paper, no feminine products). If a service call is required for any of these reasons, we will be forged to charge you for the call and work done. In addition any damages caused by the plumbing incident.

We ask you to turn of the outside lights by 10 pm. This is a Mountain Town Ordinance and there could be a fee associated. Star gazing is an amazing experience. Let us all enjoy this in its natural beauty!

Address of Cabin

54455 Village View
Idyllwild, CA, 92549

By signing below, I agree all the terms and conditions of this agreement.

Signature: _____ Date: _____