

Short Term Rental Agreement

This Short Term Rental Agreement (the "Agreement") is made by and between Aleigh Redd ("Homeowner") and Guest as the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property: The property is located at 51 N. Buckeye Road, Old LaSal, Utah. This property is furnished and includes towels, linens, pillows, blankets, and all kitchen appliances.

2. Maximum Occupancy: The maximum number of guests is limited to 50 persons. An additional charge of \$10 per person per night for guests in addition to 50 will be assessed.

3. Term of the Lease: The lease begins at 4 p.m. on the Check-in Date and ends at 11 a.m. on the Checkout Date.

4. Minimum Stay: This property requires a 3 night minimum stay. Longer minimum stays may be required during holiday periods.

5. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

6. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner.

7. Rental Rates:

a. Deposit: A deposit of half of total amount due is due at time of reservation.

Option A: The damage deposit is for security and shall be refunded within 14 days of the Checkout Date Provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.

b. Rental Rate: Payment in full of the following fees shall be due on/before 30 days prior to the Check-in Date:

Rental Rates: \$1850 per night (Peak) OR \$1350 per night (Off Peak)

Cleaning Fee: \$250

Sales Tax: 10.2%

Refundable Damage Deposit: \$250

8. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

95% refunded if cancelled 90 days or more before Check-in Date

0% refunded if cancelled less than 90 days before Check-in Date (unless filled by another Guest)

9. Insurance: We encourage all renters to purchase travelers insurance.

10. Payment: Acceptable payment methods are personal check or credit card (Visa or Master Card). If you wish to use a credit card, please call Homeowner at (435)

459.9505 to provide the following information:

- Name on credit card
- Type of credit card
- Credit card billing address
- Credit card number
- Expiration date
- CVV (Security) Code

The parties agree to the terms of this **Short Term Rental Agreement**, as evidenced by the signatures set forth below.

Homeowner

Guest

Name (print): Aleigh Redd

Name (print): _____

Date: _____

Date: _____

Phone # (during stay)
(435)459.9505

Phone # (during stay)

Exhibit A

RENTAL RULES

1. Smoking is NOT allowed inside the lodge.
2. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowner is not responsible for the loss of personal belongings or valuables of the Guest. 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.

- 3.** Keep the property and all furnishings in good order.
- 4.** Only use appliances for their intended uses.
- 5.** Pets are NOT allowed inside the lodge--NO exceptions.
- 6.** Driving/Parking on the lawn is NOT allowed. Parking is allowed in designated areas only.
- 7.** Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate.
- 8.** Fireplace: The fireplace is a propane gas log fireplace. Please do not throw any paper or other combustible materials in the fireplace. Please ensure that the fireplace is turned off when departing.
- 9.** The lodge is on a well and 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 of up to \$500.
- 10.** Storms: No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to storms and the effects of them.
- 11.** Departure: On the Checkout Date, Guests are responsible for the following:
 - a. Removal of ONLY the linens used from beds. Leave dirty linens in a pile in the bedroom they were used in.
 - b. Ensure that all dirty dishes are washed and/or placed in dishwasher and washing cycle started.
 - c. Ensure all of their personal property is removed.
 - d. Ensure all windows and doors are locked.
 - e. Turn the thermostat to 78 degrees in summertime, and 64 degrees in winter.
 - f. Place all trash in bags in the dumpster receptacles or on the back porch.