

BUNKHOUSE "The Perfect Getaway"

SHORT TERM RENTAL AGREEMENT

This agreement made this _____ day of _____, 20__ between

Occupants:

Name(s): _____

Phone: (____) _____

Address: _____

Email: _____

Auto Make: _____ Model: _____ License Plate #: _____ State: _____

AND

Home Owners:

Carolyn & John Fifield / High Country Alpaca Ranch

Total People in Renting Party: _____ **Adults:** _____ **Children:** _____ **Pets:** _____ (Type: _____)

Arrival Date: _____ **Departure Date:** _____

Number of Nights: _____

Rental Charge: \$ _____ (**\$75.00 per night**) (**\$350.00 per week - defined as 5-7 days**)

Deposit: \$ _____ **\$100.00**

(Required for rental period of 5 or more nights)

(Due with returned, signed Short Term Rental Agreement)

(Fully refundable for cancellations up to 14 days prior to beginning of rental period)

Pet Fee: \$ _____ **\$10.00** (Per animal)

Cleaning Deposit: \$ _____ **\$100.00**

(Required for rental period of 4 weeks or more)

(Non-Refundable)

Total Cost: \$ _____

Terms and Conditions of the Agreement

1. Occupant(s) shall maintain house and premises in a good and clean condition, and use house and premises only in a careful and lawful manner. Occupant(s) shall pay for repairs for any damages to the house or premises over and above normal wear and tear.
2. Occupant(s) acknowledges there is no phone service in house. Cellular service may be available and is dependent on Occupant(s) service provider. Emergency medical and police service can be called by dialing 911 from Home Owner's house.
3. Occupant(s) shall dispose of all waste material generated in the trash receptacles provided.
4. Occupant(s) acknowledges that there shall be no smoking inside the house. Smoking is permitted outside the house and shall be extinguished in receptacles provided.

5. Occupant(s) may have camp fires in designated areas during favorable weather conditions and with prior permission from the Home Owners. Fireworks and other hazardous materials shall not be used in or around the property.
6. Occupant(s) may have firearms on the premises according to state and local laws, and only with Home Owner's prior knowledge and consent.
7. Occupant(s) is advised that the house contains a gas stove and cook top, gas heating, and gas grill, and agrees to seek help from Home Owners if the proper operation of such items is not fully understood, and immediately notify Home Owners if any problems are identified.
8. Occupant(s) is advised that occasional power outages occur. No refunds or compensation will be given for outages.
9. Occupant(s) is advised that the house has smoke and carbon monoxide alarms installed and they are believed to function properly at the time of rental. Occupant(s) will notify management without delay if an alarm "chirps" or has a low battery condition.
10. Home Owners shall provide utilities, linens, kitchenware, paper products, dish detergent and laundry detergent as commonly used by the Home Owner's family. Consumables and personal items shall be provided by the Occupant(s).
11. Home Owners shall provide satellite internet services at their discretion. Service levels shall be chosen by the Home Owners. Occupant(s) shall not purchase or download movies or music without prior written consent of the Home Owners. No refund of rents shall be given for outages, content, lack of content, speed, access problems, lack of knowledge of use, or personal preferences with regard to internet service.
12. Occupant(s) may bring pets onto the premises with prior approval from Home Owners. Occupant(s) acknowledges there are free roaming dogs on the property and must take all necessary precautions to preserve the safety of all animals involved.
13. Occupant(s) acknowledges the inherent risks of being in a remote area, and around wildlife, livestock, domestic animals, equipment, and vehicles. It is the Occupant(s)'s responsibility to learn about and take appropriate safety precautions on the property.
14. The Occupant(s) and Occupant(s)'s Guests shall hereby indemnify and hold harmless the Home Owners and High Country Alpaca Ranch against any and all claims of personal injury or property damage or loss arising from use of the house, premises or property regardless of the nature of the accident, injury or loss. Occupant(s) expressly recognizes that any insurance for property damage or loss, or personal injury which the Home Owners may maintain does not cover the Occupant(s); and that the Occupant(s) should purchase their own insurance for Occupant(s) and Guests if such coverage is desired.
15. Valuable items left behind will be held and every reasonable effort will be made to contact the Occupant(s) for return. If items are not claimed within 6 months they shall become the property of the Home Owners. The Home Owners shall not be held liable for condition of said items.
16. Occupant(s) shall vacate the premises at the expiration date of this agreement.
17. Should the Occupant(s) violate any of the terms of this agreement, the Occupant(s) may be requested to vacate the premises. Home Owners have the right to request Occupant(s) leave the premises within a reasonable length of time for any reason, not to exceed forty eight (48) hours.
18. Occupant(s) agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Home Owners enforcing this agreement.
19. Terms and conditions of this agreement may be changed at the discretion of the Home Owners with reasonable notice to Occupant(s).

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Occupant(s): _____ Date _____

Occupant(s): _____ Date _____

Home Owner(s): _____ Date _____