

RENTAL AGREEMENT

A signed rental contract and deposit is required to guarantee a reservation.

Check-in time is 4:00 pm or later and check-out time is 10:00 am – Mountain Time. NO early check-ins or late check-outs

Payment – 50% Deposit is required to reserve dates. Balance is due in full 1 month prior to check-in. Payments shall be in cash, check, cashiers, travelers check, or credit cards

Pets are not permitted in the rental home under any conditions.

Included – Your furnished rental home includes linens, towels, blankets, pots, pans, silverware, glasses, cooking utensils, etc. Cleaning supplies are provided for your use. We will also wash all the used linens and towels at the end of your stay.

No daily housekeeping service – While linens and bath towels are included in the home, and are laundered at the end of your stay, daily maid service is not included in the rental rate. However, it is available at an additional rate if requested in advance (one month prior to your check-in date). We ask that towels and linens not be taken outside the home, but we can provide extra beach towels for your outdoor use during your stay, if requested.

Guest Lodge Parking – Parking in our driveway is limited to three vehicles. Vehicles are to be parked in designated parking areas only so they do not block any through traffic in the driveway. Also, there is a parking lane on the street right in front of the property for extra vehicles.

The Nest Parking - There is a gate at the driveway that must be kept closed. Inside the gate, please park in the gravel parking area. Outside the gate, there is a designated parking lane on the street that can be used anytime.

Storm Policy – No refunds will be given due to storms/weather.

Dates of rental are guaranteed when deposit is received (exception: Act of God, e.g., fire, mandatory evacuation, etc.).

No refunds will be made due to appliance failures – let us know of any problems immediately and repairs will be made as soon as possible.

Cancellation Policy – If for any reason you need to cancel your stay with us, we immediately open your dates again on our calendars – including VRBO, Home Away & Airbnb calendars. If we can reserve your dates, we refund your money in full. Your payment becomes non-refundable if we are unable to reserve the dates.

A cleaning service for your departure date is scheduled for an additional fee.

THE HOUSE MUST BE LEFT REASONABLY CLEAN AND AS YOU FOUND IT– You will be responsible for the extra cleaning charge.

Please do your own dishes, and clean up the kitchen behind yourselves. Use the provided trash bins for all garbage and recycling. Do not rearrange the furniture. At the end of your stay, place your used towels in the laundry basket in the laundry room. Leave your beds unmade... we will strip them for you. Our cleaners will do all laundering of used towels and bed linens. But they do not expect to do your dishes from your stay or rearrange any furniture.

We, the renters, hereby agree to vacate rental premises no later than 10 AM on our checkout date.

GUEST SIGNATURE _____

TOTAL NUMBER OF GUESTS _____

DATES OF YOUR RESERVATION _____

Please mark which home your stay is in...

_____ Guest Lodge (5 bedroom)

_____ The Nest (3 bedroom)