

Rental Contract
Snowflake Cabin

The Owners of Snowflake Cabin hereby rent the Cabin to Renter under the following terms:

1. RENTAL TERM AND CHECK-IN/CHECK-OUT TIME – The Rental Term shall begin on _____ and terminate on _____, with a check-in time after 3:30 p.m. PT and a check-out time is 11 a.m. PT.
2. PETS - Pets are permitted with prior approval only. A \$20 per pet, per day fee applies. Renter is solely responsible for cleaning up pet refuse. Pets must be up to date on all vaccinations.
3. TOTAL CHARGE – The Total Charge for the cabin is equal to the sum of the following: a rental amount of \$_____ (\$_____ per night, multiplied by ___ night(s)), a per-stay cleaning fee of \$100, and a Placer County Occupancy Tax of \$_____(10%, multiplied by the sum the rental amount plus the cleaning fee).
4. RESERVATION DEPOSIT - At the time of making the reservation, Renter is required to pay to Owner a Reservation Deposit equal to ½ the Total Charge to secure the reservation. If the reservation is made within 30 days of the check-in date, then the Reservation Deposit shall equal the Total Charge.
5. SECURITY DEPOSIT - In addition to the Total Charge, Renter is required to pay to Owner a Security Deposit of \$250. The Security Deposit is required to be paid at least 30 days prior to the check-in date. If the reservation is made within 30 days of the check-in date, then the Security Deposit shall be paid at the time the reservation is made. Owner shall refund the Security Deposit to Renter within 5 days of Renter’s departure, provided all of the following Security Deposit provisions are fully met:
 - a. No damage is done to the Cabin or its contents, beyond normal wear and tear
 - b. No items are missing from the Cabin
 - c. The key is left in the lock box and the Cabin is left locked
 - d. No early check-in or late check-out

Owner may retain some or all of Security Deposit if any of the preceding Security Deposit provisions are not met.

6. CANCELLATION POLICY – Renter must give Owners written notice of cancellation at least 30 days prior to the check-in date. Where Renter gives notice of cancellation at least 30 days prior to check-in, Owners shall refund to Renter: (a) the entire Security Deposit paid, and (b) the Reservation Deposit less a 5% Cancellation Fee or \$50, whichever is greater. Where Renter gives notice of cancellation less than 30 days prior to the check-in date, Owners shall: (a) refund to Renter the entire Security Deposit, and (b) have no obligation to refund the Reservation Deposit; provided, however, if Owner re-rents the Cabin to another tenant for some or all of the same Rental Term, Owner will refund to Renter an amount equal to the amount received in re-renting the Cabin, less a 5% Cancellation Fee or \$50, whichever is greater.

7. MAXIMUM OCCUPANCY - No more than 8 persons and 2 pets (provided prior approval is obtained per paragraph 2 of this Rental Contract) may occupy the Cabin.
8. NO SMOKING – Smoking is prohibited anywhere in the Cabin.
9. BEARS AND OTHER WILDLIFE - Bears, raccoons, and other wildlife can be present in the area. Renter should not feed these animals and should not leave food outside the cabin or in a vehicle. All garbage must be deposited in the bear-proof garbage bin at the end of the driveway.
10. PARKING –Any illegally parked cars are subject to towing; any applicable fines/towing fees are the sole responsibility of the vehicle owner. Parking on the road is not permitted during the winter months.
11. WEATHER/ROAD CONDITIONS – Weather in the Lake Tahoe area and in the Sierra Nevada can be inclement and severe and can change rapidly. Driving in the Lake Tahoe area and in the Sierra Nevada can be dangerous and unpredictable and roadways are subject to closure without notice due to weather conditions. No refunds will be given due to weather conditions or road closures. Four wheel drive and/or snow chains may be required by state highway authorities when is snow is present.
12. LIABILITY - Owners are not liable for (and Renter shall hold Owners harmless from any liability arising from) any injury or illness of Renter or any other person whom Renter invites to use the premises and from any property damage or loss arising from their use of the premises. Renter and others whom Renter invites to use the premises assume the risk of any injury or illness or any property damage or loss arising from their use of the premises.
13. SEVERABILITY – In the event any provision of this Rental Contract shall be held to be invalid, all remaining provisions shall remain in full force and effect.
14. WAIVER – Any failure by Owner to exercise any rights under this Rental Contract shall not constitute a waiver of Owners’ rights.
15. ENTIRE AGREEMENT – This Rental Contract constitutes the entire agreement between Owners and Renter and may not be modified except in writing signed by all parties.

By signing below, Renter agrees to all terms and conditions of this Rental Contract.

Signature: _____ Date: _____