

# VACATION RENTAL AGREEMENT

Unit 2-103

Guest:

Rate:

Dates:

## RESERVATIONS

Upon receipt of the Vacation Rental Agreement, you will need to fill out, sign and mail back the agreement along with a reservation payment equal to half of the total amount for the rental. The property is reserved only after payment and the signed Vacation Rental Agreement has been received. Total number of guests sleeping in rental\_\_\_\_. Number of adults\_\_\_\_\_.

Number of expected visitors during rental\_\_\_\_\_

## No Pets

Boat: yes or no length \_\_\_\_\_.

## BALANCES DUE

The remaining balance of your rental charges along with a refundable damage deposit (\$500) is due no later than 30 days prior to your arrival. Upon receipt of the remaining balance, we will send you the access information and driving directions to the property. Failure to pay the remaining balance on time will result in the loss of your reservation, cancellation of the Vacation Rental Agreement, and forfeiture of your reservation payment.

## CANCELLATIONS

Notice of cancellation must be given in writing or email. Should you decide to cancel your stay after we have received your reservation payment, the following refund schedule applies: Cancellation 2 months or more in advance will result in a full refund minus a \$100.00 cancellation fee. Cancellation less than 2 months in advance will result in a half refund of the full rental amount minus a \$100.00 cancellation fee

IF THE PROPERTY IS RENTED TO SOMEONE ELSE FOR THE TIME YOU RESERVED IT A REFUND WILL BE GIVEN LESS \$100 REGARDLESS WHEN CANCELLED

## Cleaning, Tax and Damage Deposit

Additional cleaning charges will be deducted from your damage deposit if your vacation home is unusually dirty after your departure. There will be extra charges for dirty dishes in the sink or dishwasher and trash left inside the rental property. There is a 7% bed tax charge with each rental collected when final payment is made. The remainder of your damage deposit is refundable. Your damage deposit can be used to pay for lost or missing keys, cleaning that has exceeded the standard turnover cleaning as well as damage done to the dwelling. The deposit minus deductions, if any, as described above, will be returned within 30 days of your departure or with prior arrangements on the day of departure. If we find that a pet was allowed into the Condo you will forfeit the entire deposit.

If the Condo is smoked in the deposit is forfeited entirely.

## Check-In and Check-Out

Check-In is at 4:00 pm on your arrival date and Check-Out is at 10:00am on your departure date. An early check-in may be possible by calling the evening prior to arrival.

## Method of Payment

Made by cashier's check or personal check. Checks should be mailed payable to Mike Stoker, Box 225, Bigfork, MT 59911

Names of guests occupying condo

Signature\_\_\_\_\_

Email:\_\_\_\_\_