

Rental Agreement with Yellowstone Properties LLC

PLEASE PRINT, SIGN AND RETURN this Agreement and include ONE HALF OF RENT and the Refundable Security Deposit of \$250.00 (please send the \$250. In a separate check that we can return to you) -BALANCE OF RENT and non-refundable cleaning fee is due 30 days before your arrival date.

Please include a copy of your Driver's License.

RENTERS NAME: _____

RENTER ADDRESS: (Include City, State, Zip) _____

RENTERS PHONE: (CELL PHONE; HOME PHONE)

Cell phone: _____

Home phone: _____

EMAIL ADDRESS: _____

(So we can email you directions/map to the cabin and the lock box code)

DATE IN: _____ DATE OUT: _____

NUMBER OF ADULTS _____; CHILDREN _____;

NO PETS ALLOWED! _____ (Initial to confirm agreement)

NO SMOKING ALLOWED! _____ (Initial to confirm agreement)

CHECK-IN - 4 pm or later _____ (Initial to confirm agreement)

CHECK-OUT by - 11 am _____ (Initial to confirm agreement)

Rental Location: LAST CHANCE CABIN (Yellowstone Family Cabin)

- 1. AGREEMENT:** YELLOWSTONE PROPERTIES LLC the Owner and Renter agree as follows: Above Renter is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult.
- 2. SECURITY DEPOSIT:** The security deposit is \$250.00 for our vacation rental. The security deposit is due prior to arrival in the form of a separate check. Your security deposit is fully refundable within 15 days of termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Renter is liable for all replacements and repairs that are outside what is considered normal wear and tear.
- 3. CHECK IN:** Check in any time after 4:00 PM. EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS REQUIRED.
- 4. CHECK OUT:** Check out time is 11:00 AM. These times are firm as our calendar is full and we need this time to allow our cleaning crew to prepare the cabin for the next guests.
- 5. CLEANING:** Each property will be inspected, sanitized and cleaned after your departure. The cleaning fee you have paid will provide that service so that you can enjoy your vacation up to the last moment.

YOU ARE REQUIRED to leave the property in the same general condition that you received it by making sure dishes are washed and garbage is removed from the property. The home should be generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, or rearranging of furniture that has been moved, appropriate charges will be deducted from your security deposit at the rate of \$25.00 per hour.

All trash must be placed in bags then placed in trash receptacle in the garage. Do not place loose trash in trash receptacle. DO NOT LEAVE ANY TRASH OUTSIDE THE PROPERTY AT ANY TIME AS BEARS WILL COME!!!

6. **WHAT WE SUPPLY:** The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen (coffee pot, teapot, toaster, griddle, crock-pot, rice cooker, wok, pots and pans and bakeware and a good amount of spices/seasonings), two TV's, two Blue Ray DVD players, 100 DVD's, family games, puzzles, playing cards, dice, furnishings, BBQ grill, outdoor furniture and Foosball table. THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE DAMAGED OR MISSING.

7. **RENTERS LIABILITY:** Renter agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Renter or Renters guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the security deposit being held, Renter agrees to reimburse YELLOWSTONE PROPERTIES LLC for costs incurred to repair/replace damaged items.

8. **SLEEPING CAPACITY/DISTURBANCES:** Renters and all other occupants will be required to vacate the premises and forfeit the rental fee and security deposit for any of the following: A. Occupancy exceeding the sleeping capacity stated on the reservation confirmation. B. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property.

9. **HOLD HARMLESS:** YELLOWSTONE PROPERTIES LLC does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will YELLOWSTONE PROPERTIES LLC accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control. YELLOWSTONE PROPERTIES LLC will not accept any liability for lack of snow or any other undesirable weather conditions.

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME. 😊

CANCELLATION POLICY

If you find it necessary to cancel your reservation and do so

- **30 days or more** before your scheduled arrival: We will refund your security deposit and rental fee.
- **Between 14 and 30 days** before your arrival: We will hold your deposit and rental fee for use against future reservations if made within 2 years. After that time it is non-refundable.
- **Less than 14 Days** before your arrival: No refund.

However, if we are able to rent the cabin for the time you were scheduled to be there, we will refund your full deposit and rental fee. In all cases, we will refund the cleaning deposit if you have made one.

RENTERS SIGNATURE _____

DATE _____

Your rental dates are not confirmed until your security deposit and rent are received.

Please make payment to:
Yellowstone Properties LLC

If it is more convenient, you may pay the total amount due (Rent Total and \$250.00 security deposit) through the VENMO app to our contact name: @Yellowstone Properties 2015 (my picture is on the VENMO page.)

The Security Deposit will be refunded to you within 15 days after your stay, assuming the terms in #2 above have been complied with.

Please fill in and sign the first page and last page of the Rental Agreement, then scan and email it to us with a copy of your Driver's License. Thanks so much!