

SHORT TERM RENTAL AGREEMENT

Rental Contract for Hidden Acres at Pinedale

We are so glad you have reserved our vacation property to create your vacation memories! We have taken pride in preparing our mountain home to give you and your party a pleasant and relaxing visit. We know you're in for a real treat from the minute you arrive!

Payment

Full payment is required at the time of booking. Please make payments in the form of a mailed personal check or debit/credit card payments made via PayPal (note that credit/debit payments via PayPal will incur a 3% processing charge). If using a check, it must clear the bank before the reservation will be confirmed in your name and there is a chance that you may lose your preferred dates while waiting for this to occur.

The Security Deposit will be returned to the Guest within 5-10 days after check-out if the following criteria are met:

- 1.) Number of occupants does not exceed the rental contract.
- 2.) Check in/out according to times arranged.
- 3.) No damage to building, furniture, or appliances.
- 4.) Comforters, shams etc. are to be folded down and removed before use.
- 5.) The departure checklist is completed satisfactorily.
- 6.) Responsible adult over age of 25 years renting property is present during entire visit.
- 7.) The number of dogs does not exceed the rental contract (3 total)
- 8.) Firewood was used and paid for per the rental contract

Rental Rules:

1. **CHECK-IN TIME IS 3:00 PM** Arizona Time and **CHECK-OUT TIME IS 11:00 AM**. NO Early Check-ins or Check-outs please. Either will be charged a \$50 fee per each hour early or late.
2. **SMOKING** - This is a **NON SMOKING** unit. No smoking is allowed **INSIDE OR OUTSIDE** on the property. Any evidence of smoking will result in forfeiture of \$250 Security Deposit.
3. **PETS** - Dogs are permitted. Additional pet Fee of \$15 per night is required. The fee will cover up to 3 dogs **ONLY**.
**** Owner Approval is needed for Pit Bulls, German Shepard's, Rottweilers or any trained guard dog type ****
Breed of Dog #1 _____ #LBS _____
Breed of Dog #2 _____ #LBS _____
Breed of Dog #3 _____ #LBS _____
4. **RESPONSIBLE PARTY** - We will not rent to vacationing students or singles under 25 years of age unless responsible party is 25 or older.
5. A **CLEANING FEE** of \$110 will be charged for all bookings to allow professional cleaning after your departure.
6. **CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations that are made more than 30 days prior to the arrival date will incur no penalty and will receive all prepaid payments/deposits via refund. Cancellations that are made less than 30 days prior to the check-in date forfeit the full advanced payment minus the Security Deposit and Cleaning Fee. Early departure does not warrant any refund of rental fees already paid.
7. **MAXIMUM OCCUPANCY** - The maximum number of guests is limited to ten (12) persons for our standard rental rates. An additional facility use charge of \$10.00 per person per night will be applied for guests in addition to ten (10). No groups larger than 12 unless arranged with Owners in writing in advance.

8. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY. Designated holidays require a minimum stay of three/four nights. If a rental is taken for less than the minimum days, the guest will be charged for the full minimum stay.
9. INCLUSIVE FEES - Rates include use of linens, dishes, all on site appliances, and on site amenities. Note that Pay-Per-View movies are NOT included in the rental rate.
10. NO DAILY MAID SERVICE - While linens and bath towels are included in the property, daily maid service is not provided. We do not permit towels or linens to be taken from the property.
11. RATE CHANGES - Rates subject to change without notice.
12. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
13. PARKING – Vehicles must park in driveway. No parking is allowed on the street.
14. PROPERTY USE - No parties, receptions, weddings, etc. are allowed on premise. Property is only intended for those listed on Authorized Guest List. Guests are expected to respect the individuals who reside in the neighborhood where the property is located.
15. GUEST CHECK-IN FORM- Guest is asked to spend a few minutes upon arrival to walk the property and fill out the Cabin Check-In Form and report any damage or broken items to the owner via email and/or text within 24 hours of check-in.
16. FIREWORKS and FIREARMS of any kind are not allowed on property. FIRES can be had in the outdoor fire pit as long as no fire restrictions are in place. GUESTS CANNOT USE THE FIRE PIT UNLESS THEY GET PERMISSION FROM OWNER VIA EMAIL, AND CALL BOTH THE LOCAL NAVAJO COUNTY FOREST SERVICE (928-537-5305) AND THE US FOREST SERVICE (1-800-309-7081). Because fire restrictions can change from day to day, the owner reserves the right to advise the guest to refrain from using the fire pit at anytime up to and through the guest's check-out date. Failure to comply will result in forfeited security deposit. (see attached addendum)
17. DRIVER'S LICENSE - Copy of Drivers License is required from the individual signing the lease and must be submitted within three (3) days of booking date. The person signing lease is listed as the responsible party and agrees to stay at the property during the duration of the lease.
- 18. INJURY - Owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Owners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests listed on the Authorized Guest Form are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. Guests are encouraged to obtain rental insurance in advance of their stay if they so choose.**
19. FIREPLACE - No fires are allowed in either fireplace or fire pit **on the day of departure** and care should be taken to ensure the ashes from any prior fires are removed and placed in the garbage prior to check-out. The cleaning company charges an additional \$25 to complete this service.
20. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance of stay.

By signing below, Guests acknowledges the receipt of this document, and understands it fully.

Guest Signature

Date

Guest Signature

Date

CAMPFIRE/FIREPLACE ADDENDUM

This addenda shall be incorporated/a part of the Short Term Rental Agreement

Guest(s) understand that any campfires shall be limited to ONLY the designated fire pit/fire place. All guest must comply with the following:

Absolutely NO bomb fires! Fire is allowed WITHIN the provided fire pit and fireplace.

Fires in the fire pit must be extinguished with Water only, please douse completely, embers still may be smoldering deep down in the pit. Wind could possibly blow embers out and cause a forest fire.

Use only cut firewood, gathering, cutting, or scavenging of firewood or kindling is not permitted.

Burn clean cut firewood only, not trash, glass bottles, do NOT use accelerants such as lighter fluid. Paper and kindling are preferred fire starter material.

Fires must be attended at all times by a responsible adult.

Minors much be supervised by one person 21 or over.

Fires are NOT allowed the day of departure.

Owner is not liable for any injury that is caused by negligence of the Guest, nor is Owner liable for any legal action taken by the local/state authorities due to violations of fire restrictions.

PERTAINING TO OUTSIDE CAMP FIRE: All guest must follow the state and local fire restrictions, Some guests may not be aware of the constantly changing local/state fire restrictions, especially in the hot summer months. ***YOU MUST GET PERMISSION FROM BOTH JURISDICTIONS.***

***LOCAL NAVAJO COUNTY FOREST SERVICE (928-537-5305)
THE US FOREST SERVICE (1-800-309-7081)***

Because fire restrictions can change from day to day, the owner reserves the right to advise the guest to refrain from using the fire pit at anytime up to and through the guest's check-out date. If asked to refrain, that does not allow for any return of/credit of rental amount. Failure to comply will result inf forfeiture of security deposit and possibly legal action taken by the local authorities/Forest Service.

White Mountain visitors are reminded that some campfire restrictions are always in effect, such as in forested areas within city limits of most northern Arizona communities. Additionally, fireworks are never allowed on National Forests. For more information: <https://www.navajocountyaz.gov/article/view.aspx?article=197>

Violation of the prohibitions is punishable by a fine of not more than \$5,000, imprisonment for not more than six months, or both. Fireworks are always prohibited on National Forest land. Arizona state lands have imposed their own restrictions separately.

By signing below, Guests acknowledges the receipt of this document, and understands it fully.

Guest Signature

Date

Guest Signature

Date

PURCHASING OF FIREWOOD
Guest Honor System

If you purchased firewood to use at our cabin when you booked on our website, please read the Campfire/Fireplace Addendum and sign.

If you booked through Airbnb, VRBO, Flipkey or TripAdvisor and would like to purchase firewood please CONTACT US and we can send you the link to pay through paypal. Text 480-620-0388 w/booking name

Honor System: The firewood purchased is for **ONLY** the firewood placed on the rack on the deck. All firewood is accounted for by Owner.

- Should you want to purchase more, please contact the Owner to discuss amount. We charge per bundle \$6.00 (6 logs). You are welcome to bring your own firewood.
- All Firewood is accounted for. Guest understands that if more firewood is used then purchased then Guest will be charged \$100 for un-reported firewood use. That charge will come out of the security deposit at check-out.

\$17.50 per night

OPTIONAL - PURCHASE FIREWOOD - If you would like to PURCHASE FIREWOOD to have a fire in either the fire pit or the fire place, we charge a small fee to help cover the labor involved in supplying firewood use to our Guests. This purchase is only for wood supplied in the wood rack on the porch. We trust our guests with the Honor system of only using that wood and not the wood by the fire pit. **PLEASE DO NOT PURCHASE DURING FIRE RESTRICTION PERIODS, UNLESS YOU ARE SURE RESTRICTIONS HAVE BEEN LIFTED, SUMMER TIME IS THE HIGHEST RESTRICTIONS TIME ** If you would like to check out the restrictions, feel free to call the Navajo County Forest Service. - *****Also note that we CAN NOT refund firewood purchases ***** You are also welcome to bring your own.

By signing below I understand the above fees and have paid them in full. Should I decline to purchase firewood, and it is determined that firewood was used. Then I also understand \$100 of my deposit total shall be forfeited.

By signing below, Guests acknowledges the receipt of this document, and understands it fully.

Guest Signature

Date

Guest Signature

Date



Authorized Guest List

For liability purposes, only the individuals listed below are approved to stay at the cabin overnight. Please list the first and last name of each guest in your party, as well as their ages at the time of check-in:

Guest #1: _____	Age: ____	Guest #2: _____	Age: ____
Guest #3: _____	Age: ____	Guest #4: _____	Age: ____
Guest #5: _____	Age: ____	Guest #6: _____	Age: ____
Guest #7: _____	Age: ____	Guest #8: _____	Age: ____
Guest #9: _____	Age: ____	Guest #10: _____	Age: ____
Guest #11: _____	Age: ____	Guest #12: _____	Age: ____
Guest #13: _____	Age: ____	Guest #14: _____	Age: ____
Guest #15: _____	Age: ____	Guest #16: _____	Age: ____

The maximum number of guests under the standard rate is limited to **10 persons**. As noted in the rental contract, an additional facilities use charge of **\$10.00** per person, per night for guests in addition to 10 will be assessed. Maximum occupancy is 16 people total unless otherwise arranged with *Owner*. Party total may be subject to verification by property manager at any time during stay. **Guest must disclose names and ages of anyone staying at the cabin overnight.**

By my signature below, I agree that only the individuals listed above will be allowed to stay overnight at Hidden Acres @ Pinedale.

Guest Name (print): _____ Guest Signature: _____

Today's Date: _____ Phone # (during stay): _____