

**Wolf Creek Retreat**  
**Cabin Rental Agreement**

**Please sign, date, and return this rental agreement in order to secure your reservation.** If using a credit card, you may email or mail this signed agreement back or if using a check you can mail it back with your check. Your signature on this agreement, or taking possession of the cabin after receipt of this agreement, or payment of money is evidence of our acceptance of the agreement and your intent to use this for a vacation rental. You will be sent a confirmation email as soon as this signed agreement and payment is received.

**Rental fees and prepaid rent deposits:** Reservations require at least a 50% deposit made by credit card or check to guarantee your reservation. Your check or credit card along with this signed agreement must be received before the rental unit will be secured for your reservation. It is your responsibility to provide your credit card number and make sure your final balance is received at least 2 weeks prior to your arrival date. If a reservation is made within 14 days of arrival date rental fees must be paid in full at time of booking. We will regretfully have to cancel your reservation if the final balance is not received by the due date on this agreement and there will be no refund issued.

**Cancellation policy and refunds:** We know that plans can go astray. However, we rely primarily on advance reservations and cancellations cannot always be filled. So to be fair to all concerned, our policy is as follows: Any rental fees paid, less a \$20 processing fee and credit card fees, are refundable if the reservation is canceled at least 21 days prior to your arrival date. If you cancel during the 21 days prior to your arrival, you will forfeit all rental fees collected. If the canceled reservation is re-booked, we will refund your forfeited rental fee, less a \$20 processing fee and credit card fees, after the end of that rental. No shows will be charged in full unless the cabin is re-rented.

**Security Deposit:** Prior to your arrival a credit card number must be given to keep on file for a security deposit. This is to protect us from possible damages to our property. Security charges will only be applied to your credit card if necessary and you will be notified. Guests are financially

responsible for all damages and additional cleaning fees if necessary. Should owners find the home in an unacceptable condition after departure, your security deposit will be used for extra cleaning, damage repairs, replacement of missing contents expenses resulting from agreement violations such as smoking in cabin, trash left in cabin, dirty dishes left unwashed, etc...

**Check-In Procedures:** Upon arrival you will meet the owner to get the keys. For verification of your identity, we will ask you to provide us a copy of your driver's license and your credit card and CCV number with name and billing address. You will be required to have a credit card number on file for your security deposit.

**The renter agrees** that he/she will not claim any charge backs or credits from his/her credit card company for any fees charged to his/her credit card, including but not limited to deposit, rental, or additional damage or security deposit fees.

**No refunds due to weather, change of plans, or early departures.** All guests are financially responsible for the entire booking once your reservation has been made.

**Returned check fee:** There is a \$50.00 per check fee for all returned checks.

**House comes fully furnished** including dishes, silverware, cookware, coffee maker, filters, microwave, a limited supply of toilet paper and paper towels, dish soap, hand soap, linens, and cleaning supplies. Do not rearrange furniture. The owners are not responsible for any item left in the cabin by a renter.

**Maintenance:** Please report any problems or damages in your cabin the day of arrival to the owner. If not reported, we must assume the damage or loss occurred during your occupancy and we may have to charge you. When maintenance needs arise during your stay please contact the owner.

**Housekeeping:** Housekeeping is not provided during your stay.

**Minimum age required** to rent a cabin is 21 years and the person who books the cabin must stay at the cabin for the entire rental period. Sub-letting or parents renting for their children under the age of 21 is **NOT** allowed.

**Maximum Occupancy:** The number of persons occupying your cabin shall not exceed the number stated on your reservation. If additional persons are added after your reservation is secured you must inform us upon arrival.

**Phones:** Cell phone service is available at the home.

**Pets:** We are **NOT** a pet friendly home therefore we do not allow pets on the property.

**Smoking:** There is no smoking allowed in the home. If we find evidence of smoking inside the property, you will forfeit your entire security deposit.

**Check-out Procedure:** Upon departure guests are required to leave the property in the same general condition as when they arrived. Please comply with the following before departure:

1. Dishes, pots, pans, silverware and utensils should be washed and put away.
2. Windows and doors closed and locked. All lights turned off.
3. All garbage and trash bagged and placed in dumpster.
4. Property left neat and in order.
5. Keys should be dropped off to owner.

**This property is privately owned. The renter accepts renting privileges with the understanding that he/she does hereby release Wolf Creek Retreat, its owner of all liability for loss or damage to property and injury, against claims resulting from loss or damage to property or injury to the person of any member of the family or guest of the registered renters arising out of the use of the cabin.**

**RETURN THIS PAGE PLEASE**

**I acknowledge and confirm that I have read and agree to all conditions on this rental agreement.**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

\_\_\_\_\_

**Driver's license: Will be required when picking up keys.**

**Reservation Information**

**Name:** \_\_\_\_\_

**Total Amount Due: \$** \_\_\_\_\_

**Arrival Date:** \_\_\_\_\_

**Departure Date:** \_\_\_\_\_

**Number of guests: Adults:** \_\_\_\_\_

**Children:** \_\_\_\_\_

**Please Select one:**

\_\_\_ 1. Check enclosed for full amount due

\_\_\_ 2. Check enclosed for ½ the total amount due and the balance to be paid 14 days in advance of my reservation date

\_\_\_ 3. Charge my credit card ½ the total amount due and the balance to be paid 14 days in advance of my reservation date

\_\_\_ 4. Charge my credit card for the total amount due

**A credit card must be supplied for a security deposit. We will not charge your card unless necessary and you will be notified.**

**Cabin Information:**

**Wolf Creek Retreat**

**230 Main Street**

**Wolf Creek, MT 59648**

[www.WolfCreekRetreat.com](http://www.WolfCreekRetreat.com)

**Owner Information:**

**Michelle Wirth**

**PO Box 264**

**Wolf Creek, MT 59648**

**Phone: (406)438-0013 wirth\_ranch@hotmail.com**