

PROPERTY: _____ GUEST: _____

Dates of Occupancy: _____ to _____ # Nights: _____ Driver's Lic. #: _____

**We require a clear photo of your Driver's License or ID. (NO FAXES)

Name: _____

Address: _____ *

City: _____ * State: _____ * Zip: _____ *

Mobile: _____ ** Work: _____ Home: _____

E-mail: _____ *

What brings you to Hot Springs? Family Gathering Vacation Girls/Guys Weekend Horse Races
 Other: _____

Will you be bringing a boat and/or trailer: Yes No *If yes, please provide the year, make & model below:*

Do you plan on renting a boat during your stay? Yes No

Vehicle /Year/Make/Color/ Lic. Plate #(s): (list all that will be on property)

Total # of Guests: _____ Adults: _____ Children: _____

**When calculating your total guest count, please take into consideration that adults are any persons 18 or older; and toddlers/children of any age (0 to 17) should be counted toward the children guest count.

ALL POLICIES, INCLUDING CANCELLATION POLICIES OUTLINED WITHIN THIS RENTAL AGREEMENT SUPERSEDE ANY AND ALL TERMS & CONDITIONS MENTIONED ON THIRD-PARTY WEBSITES SUCH AS VRBO, AIRBNB, HOMEAWAY, ETC. BLUESKY VACATION HOMES POLICIES ARE SEPARATE FROM AND SUPERIOR TO THOSE THIRD-PARTY WEBSITES.

MAXIMUM OCCUPANCY: The maximum number of guests is limited depending upon which of our homes you have reserved. An additional charge per night, per person is assessed for each guest in excess of our base guest count as indicated below. Should we determine that your guest count exceeded the "Maximum Occupancy" without approval, you will forfeit your entire security deposit immediately and face possible eviction without refund.

PROPERTY NAME	ADDRESS	MAXIMUM OCCUPANCY	ADDITIONAL GUEST FEE
Marlin Houzz	109 Roadrunner Point	24	\$100 per person, per night for guests in excess of the base guest count of twenty-three (23) guests
Riverbend Lake Lodge	105 Riverbend	8	\$45 per person, per night for guests in excess of the base guest count of six (6) guests
Sunset in Paradise	405 Sunset Bay	22	\$75 per person, per night for guests in excess of the base guest count of twenty (20) guests
Trivista House	417 Trivista Right	12	\$40 per person, per night for guests in excess of the base guest count of eight (8) guests

I have read, understand, and agree to be bound by the terms set forth on this page: _____

(initials)

P.O. Box 6198, Hot Springs, AR 71902

Office: (501) 205-8635 Fax: (501) 205-0403 E-mail: info@blueskyvacationhomes.com

Please sign and return your rental agreement via electronic signature, email, or fax. A photo of your driver's license or valid ID is necessary to complete the setup of your reservation. Once received, the system will automatically send you an email verifying receipt. We must receive your signed rental agreement and license within 72 hours after booking to complete the reservation process, or you could risk cancelation. Once your rental agreement has been received and your balance has been paid in full, Arrival/Departure information will be sent to you immediately through email. It will then be sent again at 14 days and again at 7 days prior to your arrival date.

DRIVER'S LICENSE OR ID: To send your license/ID simply take a clear photo of your license with your smart phone, send it via email to info@blueskyvacationhomes.com with the phrase "license/ID", your name and the name of the home you are renting. Example: "License, John Doe, Trivista House". Be certain the photo is attached to the email and send. Alternatively, photos of your license/ID may be texted to our main number at (501) 205-8635.

CONTACT US: It is imperative that you use the "Guest Only" number to contact us, despite any previous contact with staff on their personal cell phones. **Texting us at the GUESTS ONLY number (501) 500-1446 is the best way to reach us because it is monitored by all on-call staff so the appropriate person is able to respond to your needs timely.** If you need to speak with someone on the phone, text first and request a call back.

KEYLESS ENTRY: All of our homes are "Keyless Entry" touch pads on the doors. Your door Access Code(s) and instructions on how to operate the security locks will be included in your Arrival/Departure email. Door key-codes are only activated at 5:00 P.M. on check-in day, as long as all documentation has been received. Door codes are deactivated just after 10:00 A.M. on departure day. Some reservations may require additional insurances and/or addendums.

Early check-ins and late check-outs (when available) are charged at 30% of the nightly rental. The standard penalty is \$50 per 10 minute increments on late check-out or early arrivals.

CHECK-IN TIME IS AT 5:00 P.M. CST AND CHECK-OUT IS AT 10:00 A.M. CST.

In some cases, check-in times are subject to change to meet the needs/demands of updated cleaning protocols.

NON-SMOKING, NO VAPING: ALL of our homes are **NON-SMOKING** homes. This includes the use of electronic smoking devices used for vaping, cigarettes, cigars, and all other incendiary substances. Home detection devices are used to monitor and log any smoking within the home. Smoking results in 100% loss of your security deposit and potentially additional damage costs.

PAYMENT/SECURITY DEPOSIT: A minimum payment of at least 50% of your booking total, including security deposit if charged, is due upon booking. If you book through an outside listing site ie: VRBO, ABNB, irrespective of what they require or their policies, we will require that our "refundable security deposit" be paid to us at or around your reservation booking and our rental agreement & policies will supersede any outside listing site's policies or rules.

For Trivista House: The balance is due 60 days prior to check-in.

Riverbend Lake Lodge: The balance is due 90 days prior to check-in.

For Marlin House and Sunset Bay: The balance is due 120 days prior to check-in.

If a reservation is made within the above allotted time frame the booking total plus security deposit (if charged) is due at time of reservation. The security deposit is fully refundable provided the following provisions are met:

- No additional guests occupied the unit without prior approval and payment (if additional guest fees apply).
- No pet(s) were brought into the unit.
- You will be responsible for the basic cleaning of your unit during your stay, and for leaving the home in good condition at check-out. We respectfully request that you remember that we own all these homes and that you treat them with care. If the home is found abnormally dirty at check-out, additional charges to assist in deep cleaning will be charged to the renter.
- No deep frying (fish fry) or food preparation that results in extremely strong, lingering smells within the home.

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P.O. Box 6198, Hot Springs, AR 71902 **GUEST ONLY LINE: 501-500-1446**

Office: (501) 205-8635 Fax: (501) 205-0403 E-mail: info@blueskyvacationhomes.com

- No damage is done to unit or its contents, including but not limited to damages that renders the home “un-rentable” while repairs or replacements are made. You will be responsible for any “concessions” we have to make to the next guest for any damages or missing items from your stay. **Failure to report damage when discovered or prior to check out will result in loss of security deposit.**
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- No linens, pillows or towels are lost, damaged or used outside. **We do not provide beach, pool, or lake towels.**
- Towels and/or linens are not to be washed using fabric softener, bleach and/or dryer sheets; as improper washing may cause damage and void its original warranty. Please see our washing instructions.
- **No furniture is moved; and no furnishings from inside are moved or taken outside. Video and/or photos are taken before and after each check-in/out for comparisons.**
- **No settings were changed or cables unplugged from any device in the home; including but not limited to stereos, TVs and Blu-ray players.**
- All debris, trash, rubbish and discards must be bagged and placed in trashcans, and soiled dishes are placed in the dishwasher and cleaned. (failure to do so can result in the forfeit of your security deposit)
- Unit is left locked.
- Trash cans are properly placed at the street if your stay is during trash pick-up day. Please see “TRASH PICKUP” within this Rental Agreement for details on dates and placement which varies per home.
- All charges accrued during the stay are paid prior to departure.
- **No early arrival or check-in or late check-out, no "bag drop-offs", or waiting on for check in on the property.**
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by owner.
- If applicable, all community rules and provisions of this agreement are abided by.
- Please verify that your address and email address is correct, as that is where your security deposit refund check will be mailed or emailed, if we refund by check.
- Also, ensure that you have **provided a mobile number** at which you can be reached while staying at this property.

DEPOSIT REFUND: Provided that none of the terms & conditions have been violated:

- When staying at our homes, your security deposit, if collected by BlueSky Vacation Homes, is fully refundable twenty (20) business days after your departure date or resolution to any damage-whichever is later .
- Security deposits may be held until the open claim is approved & paid, or kept if damages exceed insurance coverage, in the event that an insurance claim is filed for your reservation. Please see the “Damage Coverage” section for more information.

TRASH PICKUP: Trash can pickup varies depending on which home you are staying in. The home you have rented is listed at the top of each page of this agreement. It is advised to place the trash out the night before in case the pickup is earlier than expected. Please see the corresponding trash pickup & placement below for the home you are renting.

TRASH: Marlin Houzz - When: Trash is picked up Tuesday morning by 7am. **Placement:** Trash cans should be lined up beside each other 3 feet apart beside the entry to the drive way circle (where the street and driveway intersect), with the wheels toward the house, or they will not be picked up.

TRASH: Riverbend Lake Lodge- When: Trash is picked up Wednesday morning by 7am. **Placement:** Place at the right side of the lower driveway; trash cans must be 3 feet apart, with the wheels toward the house, or they will not be picked up.

TRASH: Trivista House-When: Trash is picked up Thursday morning by 7am. **Placement:** Trash cans should be set outside the back fence in the alley by the road 3 feet apart, with the wheels toward the house.

TRASH: Sunset in Paradise- When: Trash is picked up Thursday morning by 7am. **Placement:** As you face the house the trans cans are to the left of the drive. The opening of the trash can must be facing the road.

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MINIMUM STAY: The property you are renting has a minimum night stay which varies depending upon the seasons, as defined on our website: www.blueskyvacationhomes.com. The minimum night requirements and seasons can be viewed on the individual property web pages or is available by request. If a rental is reserved for less than the minimum night stay, the guest will be charged the seasonal minimum stay rate. The minimum night stay and the set season dates may change at any time.

MINIMUM AGE REQUIREMENTS: Responsible party must be 28 years of age or older. Responsible party (guest that signs rental agreement) must be present at the home for the entire rental period. No units will be rented to vacationing students or young adults unless accompanied by a responsible parent or guardian. A parent or guardian must be staying in the unit at all times. **Guests who violate this policy are subject to immediate eviction and forfeiture of all rental payments, security deposit, and possible additional damages.** This policy includes reservations made by parents or guardians who do not check-in, and/or who leave overnight during the length of the stay.

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 or evicted.

FORCE MAJEURE / ACTS OF NATURE:

No refunds will be given unless:

- The state or local authorities order mandatory evacuations or travel bans in a "Tornado/Hurricane Warning" area and/or a mandatory evacuation order have been given for the "Tornado/Hurricane Warning", or another government issued reason in area of residence of a vacationing guest. In certain instances, we reserve the right to give a 100% credit toward a future stay in these situations.
- Only if the authorities order a mandatory evacuation order in a "Tornado/Hurricane Warning" area, or other government enforced travel restrictions, we will issue a refund or credit towards a future stay with us:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the "Tornado/Hurricane Warning" is lifted; and

Any advanced rents collected or deposited for a reservation that is scheduled to arrive during the "Tornado/Hurricane Warning or other government enforced travel restrictions date range.

NATURE AWARENESS:

We are in the "Natural State" so there are snakes, spiders, bugs, etc. We are not responsible for any injuries that may occur. We have our homes professionally treated for pest control quarterly (and our maintenance staff treats the homes weekly as well). Please note that "water bugs"(often confused with cockroaches) are common in Arkansas, if you leave the doors open in hot or cold weather, they will sneak in to enjoy better temperatures and look for water.

CANDLES: We do not allow candles in our homes. This policy has been put in place per our insurance company's specifications and exceptions will not be considered.

FIREWORKS: Fireworks and incendiary devices of any type are strictly prohibited. Any use of such items will forfeit security deposit and result in immediate eviction.

GRILLS: A grill that conforms to the POA rules (and by-laws) and our own policies if no POA applies, as well as our insurance policy, is provided with this home. Renter may not bring their own grill or use a grill or other combustible burning device on the premises or in the common areas, other than those provided by the homeowner/property manager and/or provided in the common areas by the POA. Violation of this policy will immediately forfeit security deposit and result in eviction.

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SECURITY CAMERAS & NOISE DETECTION: Our homes are equipped with exterior security cameras. Cameras are **NOT** monitored for guest safety in any way and should not be relied on by guests for personal security or security of their belongings. We value your privacy. Our cameras and detection devices do **NOT** record audio. Cameras may be used to enforce and verify compliance with rental policies. Noise detection devices monitor noise levels, inside and outside the home, to prevent unauthorized parties. They also monitor for smoking, vaping and occupancy levels with data logs. **Any damage or disablement of any type caused to devices by guest may result in a partial or complete loss of security deposit funds.**

PETS: Pets are not allowed at any of our homes. Bringing a pet is an immediate forfeiture of security deposit and possibly additional monetary damages.

FIREPLACES: Some of our homes are equipped with fireplaces. Please take note of the property you have rented below and the type of fireplace that home has. Gas units are gas only, no other combustibles may be used. Wood units use firewood which is provided by the guest. **Fireplaces may be used at your own risk.**

PROPERTY NAME	ADDRESS	FIREPLACE TYPE
Marlin Houzz	109 Roadrunner Point	Gas Only
Riverbend Lake Lodge	105 Riverbend	Wood burning
Sunset in Paradise	405 Sunset Bay	Gas Only
Trivista House	417 Trivista Right	Gas Only

UTILITY, CONSTRUCTION AND MECHANICAL POLICY: We are not responsible or liable for mechanical or power failures or interruptions caused by forces of nature, or a failure on part of the utility service provider. This includes but is not limited to electricity, internet, cable services, appliances, HVAC, water, pool and hot tubs. By booking with us you agree to hold BLUESKY VACATION HOMES, LLC. and/or all owners and/or employees harmless for any and all mechanical failures, utility failures, road & area construction, "boil water" orders, lake restrictions, weather and any other situations beyond our control.

WATER AND SEWER: Can clog up, if improper material is flushed. TOILET TISSUE ONLY! No feminine hygiene products, baby wipes, grease, or other harmful material should be flushed or poured down drains at any time. If it is found that these rules have not been followed, you could be charged damages that are greater than your security deposit and damage insurance, based on the cost to repair.

HOT WATER HEATERS: The hot water heaters in the properties are all properly "sized" or oversized in some cases, and matched to the size of the home, to be able to supply hot water for the home under "normal conditions". The length of time that the hot water is run and how hot you set the hot water adjustment, will determine how long it takes the water heater to "recover" or replenish the hot water reserve in the tank. (ie: how many minutes a shower lasts). If multiple Guests take hot showers one right after the next, depending on the number of gallons used in a given time, the hot water heater will not be able to keep up. We do not guarantee "endless" hot showers without giving the water heater time to "recover" once its reserve has been depleted.

POOLS / HOT TUBS: The pool is treated and inspected every week and before check ins. However, weather conditions such as rain and wind may affect the pool. Usually we are able to send out personnel out to address any issues with the pool due to weather during guests stays. We will always make "best efforts": to apprise our Guest of amenity failure or closure as timely as possible. It is important to note that pool areas may not have fences and extreme caution is advised for children of ANY AGE and/or adults that may not be able to swim. Pool heating is an available add-on option. This must be arranged in advance and has an additional fee associated with it. The tamper proof seal on the pool heater is triple inspected before and after each reservation. **If you utilize the pool heater or break the tamper seal you will forfeit 100% of your security deposit and additional fees could apply.**

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AMENITIES/FEATURES: Adults aged 18+ may use our amenities and features at their own risk. Children under 18 years of age must be supervised at all times. All rules and regulations provided (on-site, stay details, etc.) must be abided by while on premises and using our amenities, including but not limited to: balconies, boat docks, elevators, fireplaces, gyms, pools and hot tubs.

- ****ELEVATOR ("Marlin Houzz" only): Upon request; requires approval, additional deposit, fee, and addendum.**
- **POOL:** For properties with a pool on site, special caution is advised for children under the age of 18 as well as all ages. Diving, roughhousing, running and glassware are strictly prohibited in pool area.
- **FURNITURE, ART, DÉCOR:** Adding to our home's beauty is a variety of high-quality furnishings, furniture, bedding, art and other décor items. We reserve the right to change these design elements at any point, without notice. Online photographs may not always display the most current furnishings.

NO SUBLETTING: The rental property may not be sublet. Your reservation is not transferable to any other party.

PARTIES AND EVENTS: We do not rent to party groups, events, bachelor parties, bachelorette parties or any other type of party. Any violation of this provision will result in immediate termination of the rental, eviction, and loss of any unused rental fees and security deposit. Weddings & rehearsal dinners may be approved with a special written addendum in advance only.

NO DAILY HOUSEKEEPING SERVICE: While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, it is available at an additional rate. We do not permit bath towels or linens to be taken from the units.

RATE CHANGES & RENTAL AGREEMENT: Rates are subject to change without notice until initial 50% payment and signed rental agreement is received. Failure to make any additional payments due on time is considered a default and could result in cancellation of reservation and forfeiture of any monies paid and/or an increase in rate (if rate at time of default). Until your signed rental agreement is received your rental agreement terms are subject to the most current version of our rental agreement.

INTERNET/WIFI USAGE: Peer-to-peer (P2P), Torrent, and pirated downloads are strictly prohibited. Pornography downloads are also strictly prohibited. The internet service provider in our area does monitor and report when illegal downloads are taking place. Downloading and/or sharing illegal material while staying at one of our homes will result in 100% loss of your security deposit and possible legal actions.

DAMAGE COVERAGE: From time to time we may elect to provide, sell, or require guest damage insurance. Accidental Rental Damage Protection is for accidental damages that occur during your stay. Any damage or accident that is not covered under the policy will be the responsibility of the leaseholder. Guest agrees to transfer any rights to any insurance claim for damage to the subject property. Please note that Accidental Damage Protection is not automatically included with your stay. If you have your own travel insurance, or if we have made it available during your stay, in the event of a claim, any and all security deposits will be held until the claim has been processed and paid by the insurance company. It is at the sole discretion of BlueSky Vacation Homes if any portion of the security deposit will be returned on reservations where claim reporting was necessary. Any guest caused damage that is not covered by security deposit will be billed or charged to guest's credit card.

TRESPASSING VIOLATIONS: Trespassing on any property not owned by the home you have rented will result in a total loss of your security deposit. Trespassing is illegal and could result in police action.

- When staying at our "Marlin Houzz", photo opportunities should be utilized from the road only. Do not go on the neighboring lands for any reason. Please see map in home.
- When staying at one of our condos, you are welcome to utilize common areas in the gated community such as the pool, tennis courts, and other offerings. Please be respectful of the common area rules and refrain from taking 'short cuts' through other's yards.

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(initials)

PERSONAL BELONGINGS: BlueSky Vacation Homes is not responsible for the loss of personal belongings or valuables of the guest. In the event of our housekeeping staff turning in personal belongings or valuables left behind by the guest, we will offer to mail it back for a minimum \$20 handling fee plus shipping costs paid by guest. By accepting this agreement, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises and its amenities.

BlueSky Vacation Homes is not responsible for damage to personal property or bodily harm incurred while you are on our property or staying in our home. Optional travel insurance is available on our website in the F.A.Q. section. You hereby assume all of the risks associated with your stay at the home owned and operated by BlueSky Vacation Homes (Host). Risks include but are not limited to any risks that may arise from negligence or carelessness on behalf of the Host, from dangerous or defective equipment or property owned, maintained, or controlled by Host, or from Host possible liability without fault. Because you assume all risks, you agree to release Host from any and all liability including all risks associated with the minors under your care, and all other guests visiting or staying with you. You certify that you are aware of the possible dangers associated with stairs, pools, hot tubs, docks, lakes, artwork and bookshelves as it relates to safety and agree the Host are completely free of fault, regardless of reason, in the event of an accident or bodily damage. You hold Host and and/or its directors, officers, employees, contractors, volunteers, representatives, agents, and activity/event holders, sponsors, or volunteers harmless from any and all liabilities or negligence or claims made as a result of your participation in this rental/use of property. You also acknowledge that Host and its directors, officers, volunteers, representatives, and agents are not responsible for their errors, omissions, acts, or failures to act.

GUEST COUNT: I hereby attest that my guest count is: _____ Guests* and that I will notify BlueSky Vacation Homes prior to check-in of any additions to guest count and pay all applicable fees, should guest count exceed the maximum occupancy. Failure to inform us of guest count change prior to check-in and/or exceeding the maximum occupancy for this home will result in loss of security deposit.

GUEST INFORMATION: (please include yourself)

<u>NAME</u>	<u>AGE</u>	<u>NAME</u>	<u>AGE</u>	<u>NAME</u>	<u>AGE</u>

*A"Guest" is defined as anyone from age 1 and up.

GUEST RESPONSIBILITY: It is the responsibility of the undersigned/renter to inform, explain and ensure that all policies, rules of the home and community rules and policies, related to the rental of this home are understood and followed by all occupants and guests during the rental period. The signer (of this Agreement) must be present in the home during the entire rental period. The terms and conditions of this agreement are binding upon all occupants and guests of the undersigned.

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WRITTEN EXCEPTIONS: Any exceptions to the above-mentioned policies must be approved in writing in advance and signed by the owner.

EMAIL COMMUNICATIONS: BlueSky Vacation Homes communicates only through email when sharing details of your upcoming reservation with you. It is helpful to add info@blueskyvacationhomes.com to your contact list and/or your email program's "safe list". Once in a while, BlueSky Vacation Homes may send you marketing emails about upcoming discounts, specials or events. **Communications through third party sites (i.e.: HomeAway, VRBO, ABNB) regarding your reservation once booked will not be responded to.** By agreeing to this rental agreement, you also agree to receive periodic emails from us.

CANCELLATIONS: Cancellations **and shortened stay date changes** are assessed a cancellation fee. The fee is determined by which property you had reserved and how close to the reservation arrival-date and season it is when you cancel. Below is a table indicating the amount that will be charged if a cancellation occurs. **The fee assessed is the greater amount of the percentage of the total reservation or the flat fee as indicated below. Any cancellations made within 30 days of expected arrival, for any of our homes, will forfeit all payments made to date, including any "uncollected" funds.** Stays that include a major "Holiday" in them will have a 50% (of total) cancellation fee between 60 and 45 days prior to check in. Marlin Houzz and Sunset in Paradise are a 100% cancellation fee if cancelled with a major Holiday included in the stay or during a "high season" stay. Some exceptions apply. Any other cancellation fee schedules will remain in force. We reserve the right to cancel reservation, with no refund, if second or final payment is missed or if the rental agreement is not signed within 72 hours. We reserve the right to deem any cancellation of a re-scheduled reservation within the penalty time period non-refundable.

Cancellations MUST be in writing and emailed to info@blueskyvacationhomes.com with the subject line: "Cancellation Request" and your booking transaction number. Verbal, voicemail, texts and emails sent to other email addresses to cancel are not valid. A guest's personal decisions to cancel a reservation is of no fault of BlueSky Vacation Homes. We are not responsible for events canceling or rescheduling, inclement weather, or any other guest in your party's inability to participate in the stay as planned. These are not valid reasons to cancel without penalty if the reservation is within the penalty phase or is non-cancelable.

The cancellation policies outlined within this rental agreement supersede any and all terms & conditions mentioned on third party websites such as VRBO, AIRBNB, and HOMEAWAY. BlueSky Vacation Homes policies are separate from and superior to those third-party websites.

PROPERTY NAME	ADDRESS	Booking-90 days prior to reservation	60-89 days prior to reservation	31-59 days prior to reservation	30 days or less before reservation
Marlin Houzz**	109 Roadrunner Point	20% or \$1000	30% or \$1000	50% or \$2000	No Refunds
Riverbend Lake Lodge	105 Riverbend	20% or \$250	30% or \$400	30% or \$500	No Refunds
Sunset in Paradise**	405 Sunset Bay	20% or \$500	30% or \$750	30% or \$850	No Refunds
Trivista House	417 Trivista Right	20% or \$150	30% or \$200	30% or \$250	No Refunds

** see additional terms

EXTENDING STAYS & REBOOKINGS: In the event that you request to extend your stay, this rental agreement and all terms will automatically extend to your new check out date. In some cases, if you booked through an outside listing site and they hold our refundable security deposit (or do not charge one), you may be required to pay another refundable deposit or provide a credit card with authorization up to the amount of our stated refundable security deposit and/or purchase damage insurance.

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RENTAL AGREEMENT FOR PROPERTY: _____ GUEST: _____

If we re-book a reservation and have waived rebooking charges and/or any fees, we reserve the right not to re-book it a second or additional time, without penalty, rebooking credits are "dollar for dollar" and subject to rate increases if applicable. Rebooking fee is 20% of rent and the entire cleaning fee, combined. Rebooking or cancellations due to natural disasters and/or pandemic, or any event-driven reason, will require "absolute proof" of the reason for the cancellation. "Absolute Proof" eligibility will be determined at the sole discretion of the company.

I hereby acknowledge that I have read and understand this rental agreement as it pertains to the vacation home property which I have rented. You are agreeing to our "basic house rules" which we reserve the right to from time to time to modify for reasonable needs we deem necessary for orderly operations and to protect our home and assets.

I agree to all of the conditions set forth in the entirety of this rental agreement.

Signature

Date

SAMPLE

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