



Snow Meadows Cabin Rental Agreement

This rental agreement must be completed and mailed or scanned/mailed back to us within one week of booking your reservation. Your initial deposit must also be paid within this timeframe to hold your reservation. If you decide to opt out you will need to CALL US AS SOON AS POSSIBLE to cancel your reservation. Please print two copies of this agreement and send one back to Bearlake Getaways. This agreement should be initialed on the bottom of each page and signed on the last page. The second copy is for your records and to bring with you when you come so you have instructions on what to do during your stay.

As outlined on our website, 50% of your total payment is due immediately to book the cabin. The remaining 50% is due 14 days before your scheduled check-in. A \$300 damage deposit is also secured 14 days before your check-in. Payments can be made by credit card on our website at: <http://www.bearlakegetaways.com/reservations/default.html>

Please call or email if you have any questions.

Bearlake Getaways – Contact Information
Office: (801) 296-0670
Email: BearlakeGetaways@gmail.com
Mail: 1440 S 1100 W, SLC, UT 84116

Check In 4:00 pm ~ Check Out 10:00 am

I (we) Jane Doe (hereafter referred to as “Renters”(s), purchase the right to rent from Bearlake Getaways, LLC (hereafter referred to as “Property Manager”) a privately owned SNOW MEADOWS CABIN located at 267 S Clellene Circle, Garden City, UT 84028 Commencing on Friday Aug 6th, 2010 and continuing for 3 nights, departing on Monday Aug 9th, 2010.

The cabin is to be occupied by _____ adults and _____ children. Trailers, campers and tents may only be brought in and used for accommodating additional persons with written permission only. Additional charges will apply.

Maximum Cabin Occupancy: 14 Adults

Payment Procedures:

In order for your reservation to be confirmed, this form, and required payments must be received and accepted by Bearlake Getaways and/or property owner as follows:

<u>Payment Summary</u>	
\$300 /night x 2 nights	\$ 600.00
\$250 /night x 1 night	\$ 250.00
State/Local Sales Tax (6.95%)	\$ 59.08
Transient Room Tax (3.00%)	\$ 25.50
Cleaning Fee	\$ -
<hr/>	
Total: \$ 934.58	
Payment Due Now (50%):	\$ 467.29
Payment Due by 8/14/10 (50%):	\$ 467.29
Damage Deposit due by 8/14/10:	\$ 300.00

1. 50% payment is due at time of reservation unless booking within 14 days of your scheduled stay then full payment is required. This payment is non-refundable.
2. The remaining 50% payment is due 14 days before your scheduled stay.
3. A damage deposit of \$300.00 is required. This must be paid through our website by credit card and will be authorized/secured against your credit card but not charged. The damage deposit is totally separate from the nightly rental rate. If no damage or theft has occurred nothing will be charged to your credit card.

When booking within the 14 day window full payment is due. When booking outside the 14 day window you can save time by sending whole amount if you wish, otherwise please mark on your calendar when final payment is due.

Payments can be made by credit card on our website at:
<http://www.bearlakegetaways.com/reservations/default.html>

Cancellation Policy:

For your protection, all cancellations must be made in writing – either through email or certified mail.

A cancellation results in the loss of the 50% deposit made at the time of reservation. Our cabin is privately owned, consequently cancellations affect the owners significantly. Once a reservation is made changes to the date are subject to a non-refundable \$50.00 fee per alteration. Also, changes to the reservation date can only be made (14) fourteen or more business days prior to check in date provided the reservation is not a holiday booking. Rentals are based on availability, and once the property has been reserved and held for a tenant(s) other inquiries will be turned away. Thus, alterations regarding date of reservation could prevent other rentals. If an emergency requires changes to the reservation less than fourteen (14) days from scheduled check in, a minimum fee equivalent to one night’s rental in addition to all rental fees associated with updating the reservation will be charged.

House Hold Trash:

It is the Guest responsibility to take all trash to the dumpster located at the entrance to the cabin subdivision. You should never leave bags of trash on the deck as animals/birds have been known to scatter it all over. Trash can be kept inside the garage if you need somewhere to store it before you take it to the dumpster. At the end of your stay, all trash must be disposed of or additional clean up fees may be charged.

Damage Deposit:

Prior to your departure you must complete our detailed cleaning checklist (found in the red binder in the kitchen). This checklist includes doing your own dishes, laundry, and other cleaning including taking your trash to the dumpster. Wet laundry cannot be left in the washer when you leave. If the cleaning checklist is not completed in full a \$75 cleaning fee will be assessed by our cleaning service. Please be honest with us if anything gets broken or damaged during your stay and tell us about it so we are not surprised when we arrive to inspect the cabin. If inspection reveals no damage to or theft of rental property during your period of occupancy and the cleaning checklist has been completed, your DAMAGE DEPOSIT WILL NOT be charged to your credit card.

Items Left Behind:

Make a thorough inspection inside and outside of the rental property for any personal items that might get left behind. If items need to be mailed back to you there will be a minimum \$25.00 charge.

WARNING: NO SMOKING ~ NO PETS

\$300.00 will be automatically deducted from your damage deposit if you let your pets inside and /or another \$300.00 if the cabin smells like cigar or cigarette smoke. This is a private cabin and the owners have a strict no-smoking policy. If discarded cigarette butts are found additional cleaning fees will apply.

What to Bring:

Cabins **are not** equipped with:

Private toiletries like bar soap, shampoo and conditioner for the showers so bring these items with you. Make sure and give everyone in your group a copy of this agreement so they are informed of rules and info pertaining to this cabin you are renting.

Cabins **are** equipped with:

Bedding, pillows, towels, pots & pans, dishes, toilet paper & paper towels, garbage bags, dish soap, dishwasher soap, general cleaners, detergent for washer, propane for gas grill.

No Daily Housekeeping Service:

There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not. We recommend you bring beach towels if you plan to swim. We do not permit towels or linens to be taken from the cabin.

Beach Passes:

There are two complimentary Bear Lake Beach passes located in a red cabin instructions binder in the kitchen. These passes will provide you free access for two vehicles (automobiles or ATVs) to the beach located at 150 S in Garden City. It is very easy to forget and leave these in your car when you finish your cabin stay – please return them to the binder. Each missing pass will cost you \$50 to replace.

ATV, Dirt Bike & Snowmobile Users:

When using ATV's, Dirt Bikes and Snowmobiles in and around the cabin, the following rules must be strictly adhered to:

- ATV and Dirt Bikes are prohibited from riding on the Garden City bike path. This is strictly enforced by city/county officials who issue citations in excess of \$500 for each offense. In the winter, snowmobiles are allowed to use the bike path.
- ATV, Dirt Bike and Snowmobile SPEED LIMIT on all roads within the subdivision is 10 miles per hour
- Please respect other Private Cabins and Owner's property, do not ride ATV'S, Dirt Bikes and Snowmobiles through residential lots located throughout the Subdivision, vacant lots included.
- Riding ATVs on the main highway is done at your own risk. You will occasionally notice others riding short distances on the highway to get to the beach. Officials seem to enforce no riding on the highway during busy holidays.

Garage Use:

There is room in the cabin garage for a couple of vehicles. We prefer you park your vehicles in the driveway in front of the cabin rather than the garage unless severe weather conditions exist and you really need to use it. Items stored in the garage are off limits to renters as they are private property of the cabin owners. Any damage or theft of this property will be deducted from your damage deposit.

Storms/ Road Conditions:

No refunds will be given for storms or bad weather during your stay. Logan Canyon can be treacherous during the winter and the driveway into the cabin is gravel. Although the subdivision roads are plowed regularly, four wheel drive and/or chains are recommended in the winter months. During the summer, cabin access with cars or lower clearance vehicles is not a problem.

Fireplace:

Renters are not allowed to use the fireplace in the cabin due to fire hazard and liability for the owners. The cabin has an excellent central heating and air conditioning system to keep you comfortable.

Key/Lockbox:

We will email you a key lockbox combination one week before your stay at the cabin that you will use to enter the cabin upon arrive. Tell everyone in your group what the combination is so no matter what happens during your stay everyone in your group has access to the cabin by knowing what the combination is. If you get split up or someone wants to come back to cabin early it's not a problem to do so. Also we do not want to have our cabin key lost or stolen so

the key lock box works great for our guests and also adds a sense of security for our cabin owners. The key must be left in lock box at all times.

Renters Signature: _____ Date: _____

Legal Responsibility:

The Renters will hold the Property Manager and Owner harmless from any liability suit arising from acts or omissions of the Renters while occupying the property. The Property Manager or Owner will not be responsible for the damage or loss of the Renters personal property while occupying the property.

I have read this agreement and understand it's a legal document and I/we bare responsibility for consulting with legal counsel where not understood.

Renters Signature _____ Date: _____

Home Phone: _____ Cell Phone: _____

Address: _____

Zip Code: _____ E Mail Address: _____

Please print out this webpage so you have directions to the cabin:

<http://www.bearlakegetaways.com/directions/default.html>

Thanks again,
Kody & Michelle Nelson

Bearlake Getaways
Office: 801-296-0670
Email: BearlakeGetaways@gmail.com
Website: <http://www.bearlakegetaways.com>