

*Vacation McCreary Rentals
Rental Agreement*

Owner Contact Information

Jeri McCreary 530.318.0190
 Frank McCreary 530.318.1228
 Fax 530.544.1916
 Email rentalcabin@att.net

Mailing Address:

To: McCreary Vacation Rentals
 Po Box 13398
 South Lake Tahoe, Ca 96151

Rental Cabin Information

Lakeview Cabin

799 Lakeview Avenue
 South Lake Tahoe, Ca 96150
 Cabin Phone # 530.541.1036
www.lakeviewcabin4rent.com

Pioneer Trail Cabin

3793 Pioneer Trail Cabin
 South Lake Tahoe, Ca 96150
 Cabin Phone # 530.544.4960
www.pioneertrailcabin4rent.com

Guest Host Information

Name			
Mailing Address			
Cell Phone Number (number you will be traveling with)			
Alternate Phone Number (home, work or 2 nd cell)			
Email			
Total Number of Guest	Number of Adults	Number of Children	How Many Vehicles

How did you find us?

VRBO.com	Homeaway.com	Personal referral
Brochure	Newsletter	Other
What features did you look for when choosing your accommodation?		
Have you stayed with us in the past?		If so, when?

Reservation Information

Arrival Date		Departure Date	
Check-in Time 3pm		Check-out Time 11am	
Total Number of Nights	Total Cost per Night	Total Amount Due	
Deposit paid with Visa, Discover or MasterCard in the amount of \$400			Date
Owner/ Manager Signature			Date
Guest Host Signature			Date

A mandatory 10% city tax is included in price. There are no charges for cleaning service unless otherwise stated or if the cabin is found to be unreasonably filthy, abused or stressed.

Read the terms and conditions of this contract thoroughly. Guest Host's Signature indicates the understanding and agreement to these terms and conditions. If the terms and conditions of this contract are not properly met all occupants will be required to immediately vacate the premise and forfeit the rental fee and deposit.

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1. ARRIVAL/DEPARTURE PROCEDURE

Arrival Day

It is MANDATORY to contact Owner/Manager the MORNING of arrival day to arrange/confirm estimated time of arrival as you will be met at the property by the owner/manager. Check-in is 3pm or any time after, unless otherwise stated in writing by the owner. Early check-in is NOT permitted unless approved when securing the reservation. **Please call first** and do not arrive at the property before the agreed check-in time. All remaining rental fees are due upon arrival. Keys will be provided on site at the time of arrival. Keys will not be issued with balance due or without the signed rental agreement in owner's possession. Keys are not issued before arrival day. Primary renter must be adult age. Minors are not allowed to be left alone at the residence and must be attended by an adult at all times. Guest Host is encouraged to inspect the property and report any dissatisfaction such as cleanliness, damage or missing items and report them within 3 hours of arrival.

Arrival duties include...

- a. Upon arrival, guest host is to immediately review the cabin rules to all of his/her guests
- b. Check property thoroughly and report any dissatisfaction to the owner/manager within 3 hours of arrival time.
- c. Familiarize yourself with the cabin's functions, location/address and emergency phone numbers
- d. Take note of the framed instruction signs throughout the cabin.
- e. Read through the guest information book which provides valuable and important information about the cabin and Lake Tahoe.

Departure Day

Occupant agrees to vacate premise no later than the hour and date of departure stated on page 1 of this agreement. Late checkout is not permitted unless approved by the owner/manager. All keys must be locked inside of property before vacating the premise. There will be a \$100 deduction from your deposit for each missing key. There is a \$50 fee for every hour guest occupies premise after check-out. This fee is deducted from the deposit. If it is found necessary by the guest to leave earlier than the reserved departure date, no refunds will be granted for any reason including but not limited to family emergency, weather, road conditions or natural disasters.

Departure duties include...

- a. Wash all dishes and put them away. Leave the kitchen clean and orderly (as you received it)
- b. Put trash in proper receptacles
- c. Be sure outdoor boxes are closed and latched
- d. Put away all outdoor toys, bikes, sleds, etc...
- e. Leave the cabin in the same general condition in which it was found
- f. Turn off lights and small appliances
- g. Set the thermostat to 60 degrees
- h. Lock all doors and windows leaving the keys inside (don't lock yourself out until you're ready)
- i. Check for personal belongings (something is almost always left behind)

2. PAYMENT METHOD

A \$400 deposit is required to secure your reservation. The deposit is paid by phone with Visa, Discover or MasterCard and is returned via check/postal service after your departure and upon inspection of the property. The rental fee is due upon arrival unless otherwise stated by the owner/manager. All fees and taxes are included in the rental fee unless otherwise stated by owner/manager in writing. There will be a

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\$100 charge for checks returned for non sufficient funds. The rental fee may be paid with Visa, Discover, MasterCard, check or cash.

3. CANCELLATION

In the event of your cancellation, it is necessary to notify the owner/manager as soon as possible so attempts may be made to re-rent your accommodation. A notification of your cancellation must be in writing (a letter, email or fax are acceptable). There will be a \$100 deduction from your deposit in the event of your cancellation. Tenant forfeits total amount of the deposit if the cancellation occurs within 90 days of the reserved arrival date. Every attempt will be made to re-rent your accommodation in which case owner would return the remainder of the deposit. We will not apply your reservation to another date unless the rescheduling is 90 days prior to the current reserved arrival day. We do not issue refunds due to road conditions, bad weather, family emergency or any other reason.

4. CLEANING

The cabin is inspected, cleaned and sanitized thoroughly between each stay. We provide these services to insure full comfort during your visit. Guests are required to leave the property in the same condition in which it was received. Clean the kitchen after each use. Clean oven and stove top after each use. Do not re-arrange the furniture. Owner will retain \$25.00 from deposit for moving furniture back into place. Place all trash in proper receptacles. Do not store any trash or food outside (use bear boxes). If the cabin is found to be unreasonably dirty, deductions may be taken from the deposit. Please take care of the linens and towels. Do not take linens outside or clean up messes with white towels. We provide beach/spa towels for outside and kitchen/clean-up towels for cleaning. Deductions may be taken from your deposit if linens or towels are stained or ruined.

5. GARBAGE & RECYCLING

Place all garbage in proper receptacles. The brown metal bear box on the side driveway is for outdoor trash storage. The local refuse company empties the brown metal bear box once a week. The trash/recycle pick-up day is listed on the inside front door of the cabin, along with detailed garbage/recycle information. Guests may leave behind unsoiled, usable or unopened amenities for the next guest such as laundry soap, sugar etc...

6. WILDLIFE

While in Lake Tahoe you may be lucky enough see some of the Basin's wildlife. Be careful and know we accept no liability to damage or injury caused by such wildlife. Bears, coyotes, mountain lions, geese, ducks, eagles, bats, squirrels, wood peckers, chipmunks, owls, raccoons, beaver, and deer are only a few of the wild animals living in the Tahoe Basin.. Do not approach wild animals. Do not store any food or trash outside (use bear box). DO NOT FEED THE WILDLIFE ...not the birds....not even the cute little critters. Feeding wildlife is dangerous, causes harm to animals, and is punishable by law. When animals are fed human food/trash it disrupts their ability to cope in nature. They begin to rely on or expect the food/trash and may become destructive, dangerous or ill and could result in the end of their life. Respect and keep the wildlife...wild! Please help the wildlife by properly informing your guests on how the effects human food and trash has on Lake Tahoe's natural environment.

7. AMENITIES

The property is a furnished, functioning home including blankets, linens, pillows, towels, as well as a fully equipped kitchen, complete with small appliances, pots, pans, utensils, dishes, and some spices. For

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your convenience some toiletries are provided. Guest is responsible for supplying anything needed beyond what is already stocked in the cabin. For your convenience we supply an outdoor gas grill (propane included) however charcoal grills are NOT allowed. Do not disconnect, reprogram, modify or remove any appliances or electronics i.e. video game system, water heater etc...

8. HOT TUB

The hot tub is cleaned and treated between each stay. The hot tub may be maintained during your stay as well. Guests agree to allow access to service the hot tub at anytime. Guest is responsible for maintaining the hot tub water level or calling to have it filled or serviced. For hot tub service call Frank at 530.318.1228. Over use or misuse of the hot tub may result in a chemical imbalance and create unhealthy water.

HOT TUB USE IS STRICTLY AT YOUR OWN LIST. By signing this agreement you are absolving the owner/manager of any and all responsibility related to the hot tub or its use.

- a. Children under 18 are not allowed in the hot tub unless accompanied by an adult
- b. Children under 10, persons with heart conditions and pregnant women should not use the hot tub.
- c. Soaps, bubbles, oils, scents, foods and glass, are NOT allowed in the hot tub
- d. Do not allow anyone to walk on the hot tub cover (a broken hot tub cover will result in a \$400 dollar replacement cost from your deposit)
- e. Replace the hot tub cover after each use
- f. Shower before entering the hot tub
- g. Review additional hot tub instructions located in the cabin thoroughly

9. DAMAGES

There will be deductions from the deposit for replacing lost, stolen, broken, stained or ruined items if found to be necessary. **THE GUEST HOST MUST DISCLOSE ALL DAMAGE TO THE CABIN, ITS CONTENTS, GROUNDS OR LANDSCAPE BEFORE DEPARTURE. AS CONSIDERED A BREACH OF THIS CONTRACT GUEST WILL FACE TOTAL LOSS OF DEPOSIT IF DAMAGE IS NOT DISCLOSED PRIOR TO DEPARTURE. TO DISCLOSE DAMAGE CALL JERI @ 530.318.0190.** Damage includes but is not limited to residual smell of smoke, cigarette burns, evidence of pets, or destruction to landscape. Guest Host assumes full responsibility for any and all damages his/her group causes to the property and Guest Host expressly assumes the risk of any harm arising from their use of the premise or others whom they invite to use the premise. Guest host authorizes owner/manager to charge his credit card (if applicable) for damages if damages exceed the deposit amount. Outdoor canisters are provided for extinguishing and discarding cigarettes and cigars. **SMOKING IS NOT ALLOWED IN THE CABIN**

10. PETS

Pets are not permitted in any fashion inside or out. This applies to pets of any kind, even if you intend to keep them in boxes, cages, a vehicle, or outside. Sorry, we really do love pets but we represent this property as a pet free rental and will not make exceptions for any pets regardless of how big, small, good, bad, hairy, bald, cute, ugly or loved they are. **NO PETS NO EXCEPTIONS.**

11. GUEST LIABILITY

- a. Guest agrees to limit the number of vehicles to 4 and park only in the designated driveway. **NO STREET PARKING IS ALLOWED.** Do not drive onto landscape.
- b. Occupancy is not to exceed the maximum capacity allowed at any time in the home or on the property. The maximum occupancy for Lakeview Cabin is 12 guests. The Maximum capacity for

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Pioneer Trail Cabin is 6 guests. Misrepresenting the number of guests in your group will result in eviction and total loss of deposit and rental fee

- c. Using the premise for any illegal activity is not allowed.
- d. Causing damage to the premise or to any neighboring properties will not be tolerated.
- e. Do not interfere with the privacy or quiet enjoyment of neighbors.
- f. All guests agree to stay off neighboring properties at all times.
- g. The city of South Lake Tahoe quiet time noise ordinance is 10 pm to 10 am
- h. Smoking/pets/parties/are not permitted
- i. Guest Host is responsible for all damages caused to property by his/her self or his/her guests
- j. Guest Host is responsible for disclosing the terms of this agreement to all of his/her guests.
- k. Fires are not permitted on the property, No exceptions.
- l. Tents and or other portable sleeping facilities are not permitted.

12. HOLD HARMLESS

Owner does not assume any liability for loss, damage, or personal injury to persons on or in the property. Neither does owner accept liability for any inconvenience arising from any temporary defects or stoppage in the supply of water, gas, electricity, or plumbing. Owner is not liable for any equipment failure and is not obligated to give any refund due to such failure although the owner will make a reasonable effort to promptly rectify any issues. Owner accepts no liability for loss or damage caused by weather conditions, natural disasters, acts of god or any other reasons beyond his control. Any personal items left behind or lost during a stay are the responsibility of the guest. Owner is not responsible for items left behind or lost, however, we will ship back items which are found if requested by the guest. The cost of shipping will be charged to the guest's credit card. Items are disposed of after 14 days.

Dear Guest Host

Thank you for choosing our cabin for your accommodation during your stay in Lake Tahoe. We hope your experience will exceed your expectations. As year round residents of South Lake Tahoe, we know the area and are happy to answer any questions to help plan your ideal vacation. Please contact us at rentalcabin@att.net if you have any questions about the cabin or Lake Tahoe. Visit our website and check out the cabins in great detail, follow the links to the South Lake Tahoe weather report, road conditions, Lake Tahoe webcams and fun things to do. While you're there be sure to like us on Facebook and sign our guestbook. We hope to see you there soon.

This agreement details the terms and conditions of your stay in our cabin. Please read it thoroughly, fill in the required information, sign and return the signed copy to us. Your signature indicates the understanding agreement to the terms and conditions of this contract. Please retain your copy for your records and review it with all of your guests. Your reservation is not secure until we receive a full deposit and rental agreement with your signature. Please contact us at rentalcabin@att.net with any questions. Once again, thank you for choosing McCreary Vacation Rentals!

*Sincerely,
Frank and Jeri McCreary*

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