



Ranch House Retreat Rental Agreement

Reservation Details

Arrival: ___/___/___

Departure: ___/___/___

Number of Nights: _____

Number of Guests: _____

Rental Rate: \$ _____ Per Day

Rent Total: \$ _____

Total Cost: \$ _____

Rental Deposit (50%): \$ _____ (Due within 5 days)

Security Deposit: \$ 500.00 (if staying a week or more)

Remainder Due/Date: \$ _____ By ___/___/___

Pending Reservation

We (the Ranch House owners) are presently holding a reservation for you as specified above. This reservation will become confirmed upon our receipt of this Rental Agreement, signed and completed by you, along with payment for the rent deposit. If we have not received these items within five days after acknowledging your reservation request, we reserve the right to offer rental of the Ranch House to others for the above dates.

Payment

Payment shall be made by credit card (via PayPal) or by mailed personal check. The Rent Deposit Payment (including the Security Deposit) shall be paid with this Rent Agreement. The Final shall be upon departure.

To pay online, we will email you a web-based invoice which will allow you to very easily pay by credit card through PayPal, even if you do not have a PayPal account.

Arrival/Departure Times

Check-in starts at 11 am on the arrival date and departure must occur by 5 pm on the departure date. Early check-in and late check-out times are possible by prior arrangement, but can only be confirmed several days before the arrival date, since they are dependent on the schedules of other guests.

Security Deposit (only for one week or more stays)

The security deposit is provided as security against damage to the house or property, theft, late check out, and violation of any of the renter's agreements contained in this Agreement. Final settlement of the security deposit will be made as soon as possible, but in no event later than 45 days after the departure date.

Cancellations

Either party may cancel the rental up to 5 days prior to the arrival date. There is a \$50 administrative fee if you cancel your reservation in whole or part. In addition, if you cancel the rental in whole or part on shorter notice than 5 days, you forfeit your deposit. There is no refund of rent for an early departure.

Owners' Agreements

We shall bear the cost of all utilities, trash removal, local telephone service, the use of all personal property made available to renters, including kitchen equipment, dishes, linens, and outdoor furniture. We will take reasonable measures to ensure that house and outdoor equipment is in reasonable working order. Long distance phone calls may only be made with a credit card or calling card.

Renters' Agreements

You agree that you shall leave the premises in the same order as you found them. You shall nevertheless be fully responsible for any damage to the premises in excess of the Security Deposit, plus reasonable costs of collection, including reasonable attorneys' fees, if necessary.

You agree that there are no pets allowed and that there can be no smoking anywhere on the premises. You agree that we or our designees may enter and inspect the premises for any reason at any reasonable time during your stay.

Upon departure, you agree to wash any dirty dishes and put any wet towels in a bathtub or shower stall.

Children are the direct responsibility of you as well as their parents or caretakers. Children are NEVER TO BE LEFT UNATTENDED at the Ranch House, whether in the house or outdoors. You acknowledge that there is a swimming pool on the property and other hazards that could be dangerous to children and others. You also acknowledge and accept that there will be no supervision on the premises during your stay, and we will not be responsible for supervising the use of any of the facilities by either adults or children. You and all of your guests undertake all use of the property at your own risk.

YOU AGREE TO INDEMNIFY AND HOLD HARMLESS THE OWNERS OF THE RANCH HOUSE FROM AND AGAINST ANY AND ALL LOSS, CLAIM, LIABILITY OR DAMAGE ARISING FROM ANY NUISANCE OR HARM MADE OR SUFFERED ON THE PROPERTY BY YOU OR YOUR GUESTS OR INVITEES, INCLUDING WITHOUT LIMITATION, INJURY OR DEATH, OR FROM ANY CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT OF ANY PERSONS ENTERING, OCCUPYING OR VISITING THE PREMISES.

Renters' Signature(s)

(Signature of renter)

Renters'
Name(s): _____

Names of Additional Guests:

Mailing
Address: _____

Email: _____

Phone: _____

Fax: _____

Driver's
License: _____

Payment Information

50% payment is due by credit card (via PayPal) or by personal check.