**The Woodpecker Barn**

Short Term Rental Contract

**This contact is not complete until it is signed by all parties and the cleaning fee and first night’s rental payment has been made.**

**1st Payment - $75.00 cleaning fee and first night’s rental fee of $150.00 DUE IMMEDIATELY**

**Final Payment – Payment in full is due 30 days prior to arrival, including a separate check for $200.00 security deposit which will be returned to Guest after property has been inspected upon departure if the property is left in good order.**

**Occupancy – Maximum number of adults (age 12 and above). Maximum number of children will depend upon their ages and sleeping arrangements.**

**Property:** The Woodpecker Barn Apartment

 6366 Wagon Wheel Lake

 Lakeside, AZ 85929

 John & Jennifer Callender

 480.560.1990

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

 Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City/St/Zip\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Emails \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Phone #s \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Number of Adults \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of Children & Ages of each \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Check In Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 4pm (3 night minimum)

 Check Out Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 11am

This agreement is between The Woodpecker Barn LLC and Renter listed above.

For the above requested check in / check out dates at the rate of $150/night - with a 3 night minimum rental period.

Failure to adhere to check in / check out times will result in an additional $50.00 fine for each occurrence.

**Rental Rules** – Tenants agree to:

1. Not to hold any parties on site.
2. Quite hours 9pm – 7am.
3. Take care of property / fixtures provided.
4. Contact owners within 1 hour of check in if the property is dirty or damaged.
5. Contact owners if you have any concerns / issues / problems immediately for resolution.
6. No pets.
7. No smoking within 50 feet of the buildings.

**Access**: Guests/Tenant agree to allow landlord/owner access to the property for purposes of repair, inspections or emergencies.

**Rental Rates**:

 Cleaning Fee – Flat fee of $75.00

 Nightly Rental - $150.00 / night – non holiday

 Deposit to Hold Dates: Cleaning fee + first night’s rental

 Payment in Full – due 30 days prior to check in along with a 2nd check for $200.00 security deposit which will be returned to Guests within 24 hours of departure if property is left in good order. If there are any damages/disrepair/dirty the Guests will be notified in writing with pictures within 24 hours. Funds to repair/additional cleaning will be taken from the security deposit check.

 Payment made by credit card will incur a 4% additional fee for processing.

 Payment may be made via Zelle or check for no additional fees.

**Cancellation Policy**: If Guests wish to cancel the reservation, the deposit of cleaning fee and first night’s rental will be refunded as follows:

 100% if cancelled up to 60 days prior to check in date

 50% in cancelled less than 60 days prior to check in date

The Woodpecker Barn / owners John & Jennifer Callender reserve the right to request Guest depart property immediately if any house rules are broken.

**Insurance:** Guests are encouraged to purchase traveler’s insurance in case of unforeseen circumstances.

Guests / The Woodpecker Barn Owners agree to the terms by signing below:

Guest Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Dated: \_\_\_\_\_\_\_\_\_\_\_\_

Guest Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Dated: \_\_\_\_\_\_\_\_\_\_\_\_

The Woodpecker Barn: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Dated\_\_\_\_\_\_\_\_\_\_\_\_\_

 John or Jennifer Callender