

## Big Ponderosa Rental Agreement – 2 pages

Unless otherwise approved by the owner in writing, the renter agrees to the following:

Renter First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Arrival date: \_\_\_\_\_ Departure date: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Number of adults: \_\_\_\_\_ Number of children: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

### House Rules:

- No more than the specified and agreed upon number of people above. The community golf course resort has strict occupancy rules. Additional people, visitors or pets without written consent of the owner may result in an assessment of additional fees or **forfeit** of the security deposit at the discretion of the owner.
- No pets
- Standard check-in time is 4:00 pm and check-out time is 11:00 am unless otherwise agreed to.
- No parties. Quiet hours are from **10 p.m. on**.
- **Winter reservations** (Thanksgiving through March): In snow and icy conditions, it is REQUIRED to have traction tires (all-season minimum) and a 4-wheel drive vehicle to go down our steep driveway. The owner will not be held responsible for any costs associated with needing to tow stuck vehicles.
- Renter and their guests agree to follow all parking recommendations provided by the owner. See page 2 for details.
- No smoking, fires or fireworks of any kind.
- Guests are expected to treat the house with respect and follow the community golf course resort rules. A full list of golf course resort rules is provided in the house binder.
- No subletting
- The owner is not responsible for any accidents, illness or personal loss that may occur while on the property by the guest or other guests they may invite to the property.
- Daily housekeeping is not provided. The cleaning fee covers laundry and light post-stay tidy. Longer stays will require additional cleaning service mid-way through a reservation.
- **Disclosure:** For security of the home, external security cameras monitor access.

### Security deposit, damage and excessive cleaning policy:

- Security deposits collected (or pre-authorizations) are refunded (or released) either through the booking website's\* specified rules and timelines **or** within 14 days post-stay in the same manner as the renter paid.
- *Direct reservations:* Security deposit must be paid minimum 14 days prior to arrival. If it is not paid the owner reserves the right to cancel the reservation and the cancellation policy applies.
- Security deposit can be used in part or full when guests disregard house rules.
- Guests are held responsible for any damage or loss they may cause during their stay. Liability is not limited to the amount of the deposit. If damage exceeds the cost of the amount of the deposit, the renter agrees to pay the full cost of replacement or repair of the damaged items.

(Security deposit, damage and excessive cleaning policy cont.)

- If additional time or labor is needed beyond a standard norm to reset the house as you found it, charges for this labor will be passed onto the renter. Security deposit can be used for these additional cleaning fees. If applicable, said charges are agreed to be paid through a booking website's resolution center.\*
  - Examples include, but are not limited to: needing to wash dirty dishes, pots, pans; cleaning the oven, appliances or kitchen surfaces as a result of burnt food, grease or unsightly spills; removing stains from carpets or upholstery, disposal of garbage and/or food left behind; needing to pick up and return toys/games to where you found them, sweeping up unusual amount of mess (cheerios, confetti, returning moved furniture.)
- The renter will forfeit the security deposit or agrees to pay the security deposit if the reservation is made through a booking website\* for replacement/repair of items damaged or stolen or for extermination of mice/bugs as a result of doors being left unlocked or ajar.

**Cancellation and payment policy:**

- If reservation is made through a booking website\*, said website's prices, cancellation and payment policies will apply.
- *Direct reservations:* Travelers who cancel at least 14 days before check-in will get back 100% of the amount they've paid. If they cancel between 7 and 14 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.

**Parking:**

- Parking is limited and assigned to the two-car garage and one space in front of the garage. We have a shared driveway for access with neighbors. Renters agree to abide by parking instructions provided by the owner and not to block the driveway or neighbor's parking spaces. We are unable to accommodate parking for RVs.
- *Winter reservations only:* Provide below make/model for ALL vehicles. This is required to confirm all-wheel drive.
  - Vehicle 1: \_\_\_\_\_
  - Vehicle 2: \_\_\_\_\_
  - Vehicle 3: \_\_\_\_\_

**Checking out: Before your departure, we kindly request that you**

1. Remove your food, garbage and recycling (community trash bins are on the way out).
2. Load dirty dishes into the dishwasher and START the dishwasher.
3. If you used the BBQ, ensure that the knobs are in the off position.
4. Switch off lights, fireplace, TVs and other household appliances as applicable.
5. Close all doors, windows and lock up (including garage door.)

**A minimum \$25.00 charge will be applied to deposit refund for not completing items on this list.**

If reservation is made through a booking website,\* these terms are listed in the website's house rules and/or rental agreement section. I have read and agree to the terms and conditions of the Big Ponderosa rental agreement.

Renter's signature: \_\_\_\_\_

Date: \_\_\_\_\_

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\*booking website refers to VRBO, Airbnb