RESERVATION & REGISTRATION AGREEMENT

PLUMAS PINES VACATION RENTALS and GRAEAGLE VACATION RENTALS

P.O. Box 100 (26 Poplar Valley Road) Graeagle, CA 96103 530-836-2500

rentals@graeaglevacationrentals.com

Arrival: 7/31/25 Departure: 8/3/25 Nights: 3 Reserved: 5/16/25 Unit: 221 & 234 Tamarack Court

**Maximum Guests**: 6 Bedrooms: 6 Bathrooms: 6 Beds: 6

Guest Name: Bryce Cruey Phone: 612-418-0565

Address: 11 Oak Treat Court Walnut Creek, CA 94597 Email: brycecruey@gmail.com

**CANCELLATION MUST BE IN WRITING**: There is a $50.00 handling fee for any unit cancelled after booking. Cancellations received between 30 & 60 days prior to arrival date will be charged 50% of the total rate due. Cancellations received between 7 & 29 days prior to arrival date will be charged 75% of the total rate due. Cancellations less than 7 days prior to arrival will be charged 100% (less cleaning charge) of the total rate due. Should Guest cancel for reasons beyond the control of Management/Owner the above shall apply.

**CHECK IN TIME:** Check-In at Rental Office. May 1 to September 30, 3 – 5 pm. October 1 to April 30, 2 - 4 pm.

**CHECK OUT TIME**: Check Out time is 10:30 am**. Keys & garage door openers (if received) must be returned to the Rental Office.**

**CHECK OUT REQUIREMENTS: Upon Check Out you are required to: Place used sheets, pillowcases & towels in laundry area, start a load of laundry (add laundry soap - provided) on normal or regular cycle, Place dirty dishes in dishwasher, add dishwasher soap (provided) and start dishwasher on normal cycle. Place all trash in black bags (provided) in garage. Lock all windows & doors & return keys & garage door opener to rental office. A minimum $25.00 charge applies if the above is not completed by Guest.**

**CLEANING**: Unit is cleaned prior to your arrival and again after your departure. The unit is set-up with towels (1 set per person), toilet paper, paper towels, soaps (hand, small bar, laundry, dishwasher & dish) for your convenience. We do not provide daily maid services or additional supplies during your stay. Normal cleaning is included as charged above. Additional cleaning will be an added charge. Biohazards will have a minimum charge of $150.00. Management/Owner is not responsible for Guests personal laundry or belongings.

**DAMAGES & MISSING ITEMS: Guest is responsible for all damage created by his/her party. Damages will result in added charges. If you move furniture or take items to another property, you must return them to the original place. If not, you will be charged for replacement & time**.

**DEPOSIT**: A Three Hundred Dollar ($300.00) Deposit per unit is due upon Booking. Bookings over $2,500.00 (Two Thousand Five Hundred) require a $500.00 (Five Hundred) Deposit. Management may apply Deposit towards rental but if not, Deposit is returned after departure or applied towards any additional charges.

**EARLY CHECK-IN: There is an additional charge for early Check-In at $50.00 per hour and must be approved in advance.**

**EARLY DEPARTURE OR CHANGES:** There are NO REFUNDS for early Departure or Changes.

**GARBAGE**: Garbage is picked up the day of your departure. Excessive garbage is an additional charge. For rentals of 7 nights or more Guest shall be responsible for garbage removal, or an additional charge will apply. There is a Garbage Transfer Station located in Graeagle.

**KEYS & GARAGE DOOR OPENERS:** Keys and garage door openers (if received) must be returned to the office on departure. For security reasons there will be a charge of $250.00 for any key or garage door opener not returned upon Check-Out.

**LATE CHECK OUT: Absolutely no late check out. Late check out will be charged an additional night plus loss of income.**

**LENGTH OF RENTAL:** Guest acknowledges that this is a Short-Term Vacation Rental and not a long-term agreement. This agreement is only for the licensed use of the property for the stated reservation term and does not create rights to renewal or for recurring usage.

**LOST OR LEFT BEHIND ITEMS**: Management is not responsible for items Lost or Left behind. A $35.00 service fee in addition to any shipping costs will be charged if the Agent is to send items to Guest.

**NOISE:** The Properties have a Policy of No Loud Music or Noise after 9 PM. Any enforcement action by the Homeowners Association or police is at the sole expense of Guest and may result in immediate eviction and forfeiture of all monies paid.

**NO-SMOKING POLICY**: All properties have a No-Smoking Policy. The smoking of any substance is prohibited at all Properties, including interior and garage. This includes cigarettes, cigars, pipes, electronic devices, marijuana (medicinal or recreational) and any other uses. A minimum charge of $500.00 will be charged to Guest to clean and remove smoke smell.

**NUMBER OF GUESTS: Occupancy not to exceed Maximum Guests indicated on Page 1. Maximum Occupancy per unit: 2 Guests in a 1 Bedroom, 4 Guests in a 2 Bedroom, 6 Guests in a 3 Bedroom and 8 Guests in a 4 Bedroom.**

**PAYMENT OF RENT: Rent is to be paid in full 60 days prior to arrival date or upon booking if booked less than 60 days prior to arrival date by Check, Cash, Visa, or MasterCard. Credit Card payments shall be assessed at a 4% fee. Credit Card must be on file with Management prior to arrival. Reservation may be changed or cancelled without notice if Payment in full is not received.**

**PETS/ANIMALS**: **Pets/Animals are allowed in Pet friendly units only and must be booked in advance. There are a limited number of Pet Friendly units. A $500.00 Pet Deposit applies for each pet. A $100.00 non-refundable Fee per Pet applies for up to 15 nights. A $150.00 non-refundable Fee per pet applies to stays longer than 15 nights. Pet Owner is responsible to clean up, remove waste, hair & depose at Owners expense. Pets/Animals are not allowed on the premises if not approved in advance in writing. Bringing a Pet/Animal to any Unit without prior approval is grounds for immediate eviction and a minimum cleaning charge of $500.00 will apply. Added charges will apply for extra cleaning or damage caused by Pet/Animal/Service Animal.**

**RATES**: There is a 2 Night Minimum Stay and a 3 Night Minimum Stay and Premium Charge when including Holidays.

**REMEDIES FOR DISPUTES**: FOR VIOLATION OF ANY CONDITION OF THIS RENTAL AGREEMENT, AGENT HAS THE RIGHT BUT IS NOT LIMITED TO OR REQUIRED TO TERMINATE THIS AGREEMENT AND EVICT GUEST WITHOUT ANY REFUND OF ANY MONIES PAID. GUEST ACKNOWLEDGES THAT IF ALL MONIES ARE PAID THE MAXIMUM RECOURSE

THE GUEST HAS AGAINST THE AGENT FOR ANY ALLEGED BREACH OF THIS AGREEMENT IS THE ACTUAL AMOUNT OF RENTAL PAID TO THE AGENT. GUEST AGREES THAT ANY ACTION FOR BREACH WILL BE HELD IN PLUMAS COUNTY.

**RETURNED CHECKS**: There is a $75.00 fee plus collection costs for any check returned unpaid.

**RIGHT OF ENTRY**: Agent may enter Property within reasonable times during Guests occupancy for the purpose of making repairs, health and safety concerns, inspections, and complaints including occupancy limits and Pets on premises. Agent or Agent’s contractors/employees may enter anytime upon any emergency.

**RIGHT TO RENT**: Agent reserves the right to cancel or refuse to Rent to Guest based upon previous problems with Guest or Guests party.

**SUBSTITUTION: Management reserves the right to substitute or cancel if the guest has a change of date, a rental unit is sold or for any reason which would make the unit unavailable.**

**TELEPHONES**: Your rental may not have land line service and cell phone coverage is at times unreliable here in the mountain area. Guest understands and does not hold PLUMASPINES VACATION RENTALS – GRAEAGLE VACATION RENTALS, its Employees, Agents, or the Property Owner responsible for anything that may arise from lack of a landline telephone service.

**UTILITIES**: **If any appliance, television, DVD, utility, heating, or air conditioning (not all units have air conditioning), etc., fails to operate, Agent will use best efforts to have item repaired but cannot guarantee. Guests will not receive credit or refund due to any failure. This also applies to power outages, weather, fire related occurrences or other situations beyond Agent’s control.**

**VEHICLES**: No more than 2 vehicles are allowed to be parked outside of a garage overnight at any property. No Trailers, Campers, Boats, or Recreational Vehicles are allowed. There is no outdoor sleeping, camping or Tents allowed.

**I take full responsibility for my guests & hold Property Owner and *Plumas Pines Vacation Rentals – Graeagle Vacation Rentals,* its employees & agents harmless from any & all liability arising from my negligence or willful misconduct in connection with the use of rental units, its property, surrounding area, recreational facilities, golf courses & errant golf balls.**

**I agree that I am fully responsible for any damage created by the negligence or willful misconduct of any member of my party & all liability involving negligence or willful misconduct of any & all members of my party, including, family, guests & invitees. I have read, understand, and agree with the above. I agree to pay any additional charges which may apply to my stay. I give *Plumas Pines Vacation Rentals - Graeagle Vacation Rentals* permission to deduct charges from my deposit, credit card and/or bill me for any additional costs.**

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Date Print Name Signature

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