

Garden City Guest House

Rental Agreement

1. **Property.** The property is furnished, and everything will be done to make sure what was offered in advertising will be in the guest house as described. There may be times when the exact amenities are not in the guest house. Every attempt is made to keep the inventory as advertised. A difference in amenities does not entitle the Guest to any refund of rent paid. Amenities may be added or removed at the Homeowner's discretion. Guests shall make every effort to keep the property and all furnishings in good order and only use appliances for their intended uses. There is no housekeeping service during guest stays.
2. **Rental Party.** The person signing the rental agreement must be present for the entire length of the stay, unless owner approval is given. Any reservation obtained under false pretense will be subject to forfeiture of advance payment, and the party will not be permitted to check-in. Likewise, guests who have already checked-in and who are found to have used the premises under false pretenses will be denied return of any rental payment and may be subject to further legal action to recoup costs which exceed the amount of rent.
3. **Occupancy.** The guest house will be rented only to non-smokers. The maximum number of guests is limited to four persons. Guests other than those in the guest party may not stay overnight in the guest house without owner approval.
4. **Check-in and Check-out.** Check-in time begins at 4:00 p.m. on the "Check-in Date" and check-out time is at 12:00 p.m. noon on the "Check-out Date." The Guest will be charged \$10 per hour or any portion thereof for checking out after 12:00 p.m.
5. **Access.** The Guest shall allow the Homeowner access to the property for purposes of repair and inspection. The Homeowner shall exercise this right of access in a reasonable manner. In case of failure of a system or amenity during your stay, including but not limited to, water, sewer, heating, electrical, mechanical, structural systems, major appliances, or entertainment equipment and internet, the Homeowner shall promptly repair them. The Guest agrees to permit access to the guest house to make repairs. The Homeowner shall not be liable in damages, and no refund shall be given for such temporary failure, provided the Homeowner is repairing the system or amenity in a reasonable manner after having received notice from the Guest that repairs are needed.
6. **Fees.** The following fees shall apply:
 - a. Lost key \$25.00

- b. Locked out, requiring trip to provide entry \$25.00
- c. Pay per view and Video-on-Demand movies Varies
- d. Returned check/Non-sufficient funds \$35.00
- e. Late Check-out
\$10.00 / additional hour or portion thereof after noon
- f. BBQ grill left uncleaned \$15.00

7. **Cancellation Policy.** The cancellation policy varies according to the policy required by each vacation rental website. Guests will receive a refund in accordance with the details of each specific vacation rental website if reservations are cancelled in advance of the Check-In Date. The number of days to cancel prior to check-in varies and to avoid forfeiture of payment, please cancel reservations prior to your Check-In Date in accordance with the vacation rental website. We definitely do not want you to pay for a stay that you cannot enjoy!
8. **Storms.** Refunds for missed reservations due to storms, inclement weather, or road conditions will be given in accordance with the cancellation policy. Mountain roads can be curvy and steep; therefore, we recommend four wheel drive and/or chains during the snow months.
9. **Insurance.** We encourage all renters to purchase traveler insurance. The Homeowner shall not be liable for events beyond her control which may interfere with the Guests' occupancy, including, but not limited to, Acts of God, missed flights, acts of governmental agencies, fire, strike, war, and inclement weather, including flooding. Homeowner is not responsible for any accidents, injuries or illness that occurs while on the premises. The Homeowner is not responsible for any personal belongings or valuables of the guest that is lost or stolen.
10. **Rental Rules.** The Guest agrees to abide by the **Garden City Guest House Rental Rules** at all times while at the property and shall cause all members of the rental party and anyone else the Guest permits on the property to abide by the following rules at all times while at the property:
 - Guests shall observe and obey all local, state, and federal laws while in the guest house or on the grounds of the guest house.
 - Smoking, pets, firearms and fireworks are prohibited. The guest house will be rented to non-smokers only.
 - Guests agree not to cause or allow any noise, activity, or nuisance on the premises at inconvenient hours that might disturb the peace and quiet of the residents in the neighborhood.
 - Parking is limited to one passenger vehicle that is to be parked in the designated parking area. Parking that obstructs the alley is prohibited.