

# **Painted Rock Lodge**

## **Rental Rules Agreement**

The Lodge, is located at 5048 River Road, Squaw Valley Ca. 96146, Phone #530-412-0610

1. CHECK-IN TIME IS AFTER 3 P.M. PST AND CHECK OUT IS 10 A.M. PST. NO Early Check-ins.
2. This is a NON SMOKING Lodge.
3. Pets are permitted in the Lodge only with prior approval. \$50 per pet fee applies. All pets must be leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The Lodge owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE/RESERVATION DEPOSIT- A damage/reservation deposit of \$1000 is required. This must be received within 2 (2) days of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
  - a. No damage is done to cabin or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in refuse containers outside, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
  - d. All keys are left in the lock box and Lodge is left locked.
  - e. All charges accrued during the stay are paid prior to departure.
  - f. No linens are lost or damaged.
  - g. NO Early check-in or late check out.
6. PAYMENT – An advance payment equal to 50% of the rental rate is required 60 days before arrival. The advance payment will be applied toward the room rent. Please make payments in the form of traveler's checks, bank money orders, credit card, cashiers checks or personal checks payable to Robert S. Graham. The advance payment is not a damage deposit. The BALANCE OF RENT is due fourteen (14) days before your arrival date.
7. CANCELLATIONS – A sixty (60) day notice is required for cancellation. Cancellations that are made more than sixty (60) days prior to the arrival date will incur no penalty except if deposits were made via credit card. All credit card cancellations are subject to a 5% Cancellation fee or \$50 whichever is greater. Cancellations or changes

that result in a shortened stay, that are made within 60 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.

8. MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

9. MAXIMUM OCCUPANCY- The maximum number of over night guests in the Lodge is limited to six (16) persons. An additional charge of \$10.00 per person per night for guests in addition to six (16) will be assessed.

THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY; 4 nights during peak and holiday seasons.

10. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

11. INCLUSIVE FEES – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate.

12. NO DAILY MAID SERVICE – While linens and bath towels are included in the Lodge, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the Lodge.

13. RATE CHANGES – Rates subject to change without notice.

14. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

15. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

16. Parking , Parking is not limited . Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees and is the sole responsibility of the vehicle owner.

17. Hot Tubs – No children under the age of 12 permitted in hot tubs at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our housekeepers drain, sanitize, refill and replenish chemicals in all tubs prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. DO NOT STAND ON THE HOT TUB COVERS, they will break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay warm.

18. STORM POLICY/ROAD CONDITIONS – No refunds will be given for storms. Mountain roads can be curvy and steep. Gravel drives are well maintained, however we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions. Note; our access is extremely good in winter months for this area.

19. The Lodge is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

By Signing Below, I agree to all terms and conditions of this agreement

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

If you wish to use a credit card for this rental, please provide the following information

Name on Credit card:

\_\_\_\_\_

Credit card billing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Type of Credit Card: Master Card/Visa

Credit Card Number \_\_\_\_\_

Exp date \_\_\_\_\_

I hereby give permission to charge my credit card for the amounts above. By Signing Below, I agree to all terms and conditions of this agreement.

Signature \_\_\_\_\_ Date \_\_\_\_\_