

Meadow View Vacation Rental Agreement

Located in Gustavus, Alaska

Owner: Jones Family LLC,
Robynn Jones (Manager)
460 N. 2070 E.
St. George, Utah 84790
435-632-1256
meadowviewvacationhomes.com
rjones323@gmail.com

Thank you for choosing Meadow View Rental for your vacation get-away! I trust that you will have a unique and relaxing experience! I am sure that you will be "at home" in cozy comfort while spending time in the charming little community of Gustavus, Alaska.

1. Maximum Occupancy: 12

There are four queen size beds and two double beds. It is possible to add two more people if they are willing to sleep on cots or air mattress. An additional cost of \$50.00 per person per night will be assessed.

2. Cost: \$350.00

There is a refundable deposit of \$350.00. This is due within 5 business days of scheduling. The deposit holds your reservation and converts to a security/damage deposit upon arrival. It is not applied toward rent, and will be returned to you within 30 days of vacating the Property, minus any damage and/or extraordinary cleaning fees providing the following Provisions are met:

- a. No damage is done to the house or its contents, nor to the property on which the house is located.
- b. All garbage and debris and recyclables are placed in their proper bins and the house is generally tidy.
- c. The key is returned to the proper place or person and the house is locked.
- d. No linens or towels are lost or damaged.
- e. Nothing has been taken.
- f. The renter is not evicted by the owner (or representative of the owner) or law enforcement.

3. Payment: Total payment is due 30 days prior to occupancy. Payments may be in the form of personal check, money order,

4. Check in: When you arrive on day of arrival.

5. No Smoking inside the house

6. No Pets or animals

7. Vacationing Singles or Students must be at least 23 years of age

8. Cancellations:

30 day notice is required for cancellation. Cancellations that are made more than 30 days prior to the arrival date will incur no penalty except for a \$50.00 cancellation fee.

Cancellations made within 30 days of arrival forfeit the \$350.00 damage/reservation fee.

9. Rate Changes:

Rates are subject to change without notice. However, once your deposit is received, rates will remain as they were at time of deposit.

10. 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.

11. Repairs:

Every effort will be made to ensure that all equipment within the residence is in working order. In the event of a breakdown, repairs will take place or begin immediately.

- a. Guests are required to immediately inform the owner/caretaker of any problems associated with the premises, including appliances and furnishing. Owner/caretaker shall undertake reasonable efforts to remediate any reported problems. However, no refunds will be given for inoperable furnishings or fixtures.
- b. There will be no refunds or adjustments made for any other unexpected situations beyond the control of owner such as but not limited to bugs, rodents, wildlife, power outage, weather, construction, repairs or the like.

Guest(s) agree that the Owner or Owner’s caretaker may enter the premises for maintenance purposes or for other purposes deemed necessary. Under usual circumstances, a 12-hour notice will be given. In an emergency, maintenance will begin immediately. The garden and outbuildings at Meadow View may be maintained by the owner/caretaker while guests are present. The owner/caretaker will attempt to notify the guests in this event, and reasonable accommodations will be made to maintain the guest’s privacy. However, the owner reserves the right to access the garden and outbuildings at any time.

13. Injuries: Every effort has been made to provide a safe and secure environment for your stay. However, in the event a guest is injured, guest(s) agree that they are responsible for any injuries they may incur while residing at Meadow View Vacation house, in, on or around the house and property.

Sign Contract and mail payment to:

Robynn Jones/ Manager
Meadow View Vacation Rental
460 N. 2070 E.
St. George, Utah 84790

If you prefer to pay with debit or credit card, please call 435-632-1256

Thank you, and have a great Stay!

Robynn Jones (owner/manager)

I understand and agree to the above Rental Agreement.

Name: _____ Date: _____