

**PACHECO PROPERTIES, LLC
CABIN RENTAL
RENTAL POLICIES, RESERVATION AND AGREEMENT**

Whispering Pines, AZ (cabin location)

Manager: Greg Bowman 480-283-3823 greg@bowmanconcrete.com

2570 E. Cattle Drive, Gilbert, AZ 85297

Arrival Date _____ Departure Date _____ Today's Date _____

Name _____

Number of Adults _____ Number of children under 18 _____ Number of Pets _____

Type of Pets and size _____

Address _____

City _____ State _____ Zip Code _____

Home Phone _____ Cell Phone _____

Email address _____

Rental Reservation and Agreement

Definition of terms: **Lessor** shall mean the owners of the property listed in the property address, their agents or assigns as well as all parties associated with their agents and/or assigns.

Lessee shall mean any legally responsible person who signs this agreement and accepts responsibility for the property during the lease period. **Property** shall mean the cabin being rented located at the address listed in the property address and the property on which it sits.

A legally responsible adult, 21 years of age or older, must register and accept responsibility for the condition of the property. Lessee must notify Lessor if property is not in acceptable condition within 1 hour of check-in. Notice can be given by calling 480-283-3823. Lessor agrees to accept responsibility by signing this agreement as follows:

“I certify that I am 21 years or older and am a legally responsible adult. I understand that the Lessor is not responsible for accidents or injuries or any costs associated with them that may be sustained by any member of my party or any uninvited guests, nor shall Lessor be responsible for any loss of money, jewelry, or other valuables by any guest during stay. I understand my responsibility as Lessee and accept full financial responsibility for any damages to the residence and property that is caused by myself or any members of my party. By making this reservation, I agree to pay the owners of this property for repairs in the event damages are caused by us during our stay; and I agree to pay replacement value for any items that I or any in my party break or lose during our stay. Should any such damages be caused by any member of my party, I agree to report same in writing to the owner immediately.”

Policies of Use:

The property should be left in the same condition as upon arrival, except for normal housekeeping chores. Furniture and other furnishings must be used in a proper manner and without loss or damage. Do not allow pets on any furniture or furnishings. No furniture or furnishings may be removed from the premises. All goods furnished are the property of the Lessor. Lessee will pay current replacement charges for any item that Lessee loses, soils or damages other than from normal use. No guest in excess of the number specified on the Guest Registration and Agreement Form shall occupy the property. Guests in excess of the reserved number will result in a charge of \$25 per person per the duration of the rental period. Also, if there are more than 8 guests, a \$25 fee per person for the duration of the rental period will be charged. Lessee understands that no pets are allowed on the Property other than the pets specified on the Guest Registration and Agreement form. The Lessee is responsible for any damage caused by pets during their stay. The neighborhood has a "leash-law" in that dogs need to be on a leash when outside. Lessee understands that the Property is tobacco free/drug free and no smoking is permitted inside. If tobacco use is detected, Lessee agrees to forfeiture of the entire deposit for special cleaning. Such damages will be reported to Lessee in writing.

An open fire on the property is only permitted in the fire pit to the south of the property due to fire hazards, and even then only in the absence of a "No Fires Allowed" notice posted by the forest service in the area. Violation of this provision will result in immediate termination of occupancy and no refund will be issued. Make sure any fire in the fire pit is completely doused with water before you leave.

Return any folding chairs you used to their container. Gas, water and electricity are included in your rental fee. If you have used the pellet fire heater, make sure it is turned off along with any of the electric strip heaters on the ground floor. Also make sure the pellet Traeger grill is turned off if you used that. Place any bed linens and soiled towels in the laundry room before leaving.

Lessee also understands that a security deposit is required at time of reservation. The security deposit may be paid from the website through Pay Pal or by mailing or delivering a check to the Gilbert address. Full payment of the rental is due 15 days in advance of the scheduled occupancy date (or immediately if reserving a date within 15 days of this agreement). This security deposit is refundable within seven days after the stay if the property is left in satisfactory condition. A thirty-day notice is required for cancellation. Cancellations made more than thirty days prior to arrival date will incur no penalty. Cancellations or changes that result in a shortened stay made less than 15 days from arrival date forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of deposit or rent.

“I understand that check-in time and check-out times are flexible, but I must contact Greg Bowman a week in advance to notify him of these times for approval.” Any requests for extended stays or early check-in must be approved in advance by owner. If the cabin is being used the night before your stay begins, please do not arrive at the cabin until after 2 pm. If the cabin is being used the night after your stay, then you must leave by 12 noon. It would be good to monitor the “availability” calendar on the website azrimcabinrental.com before your departure to make sure when the cabin is in use.

Lessor will provide lockbox code to access cabin keys prior to check-in date. Lessee is responsible for returning the keys to the lockbox located on the front (north) door. A \$50 charge will be incurred by Lessee for failure to return the keys to the lockbox. The key opens the cabin and the garage doors. Please close the gate behind you each time you go in and out of the property, since the house to the west shares the same gate. The property is privately owned, and the Lessor reserves the right to refuse lodging to anyone without prejudice. Lessee agrees to respect the rights of the neighborhood by showing consideration by observing appropriate noise levels and behavior. Definitely no noise after 10:30 at night that would disturb the neighbors.

Should litigation arise concerning provisions of this agreement, the prevailing party shall have a right to collect reasonable attorney’s fees.

“I have read the rental policies and agreement and agree to abide by them.”

Lessee’s Signature(s): _____
Printed Name(s): _____
Date Signed: _____

Calculation of rental costs and fees:

Number of nights _____ x fee per night (\$200 or \$225) _____ = Rent \$ _____
Cleaning fee \$ 75.00
Pet Deposit (refundable) \$ 75.00
Refundable Deposit \$ \$200.00
Total payment required: \$ _____

Deposit paid \$ _____ Date _____ Balance paid \$ _____ Date _____
(Including \$75 cleaning fee, and \$200 refundable deposit)

Refund returned \$ _____ Date _____