

PrimroseCabins.com  
Vacation Rental Agreement

Property: 3670 Primrose Rd., Cabins "A" & "B"  
South Lake Tahoe, CA 96150

Owner: Art & Ann Warrell  
PO Box 4349  
Stateline, NV 89449  
530-543-3304 (also fax)  
[www.primrosecabins.com](http://www.primrosecabins.com)

OCCUPANT:  
NAME: \_\_\_\_\_

BILLING  
ADDRESS: \_\_\_\_\_ Zip \_\_\_\_\_

PHONE: Hm: \_\_\_\_\_ Cell: \_\_\_\_\_ EMAIL: \_\_\_\_\_

REQUESTED KEYLESS ENTRY CODE (4 dif. digits, i.e. 1357): \_\_\_\_\_

Total number of Occupants (Maximum 2) - Adults: \_\_\_\_\_ Children: \_\_\_\_\_

Dates of Reservation – Day In: \_\_\_\_\_ Day Out: \_\_\_\_\_  
Check-in time: 3:00 p.m. Check-out time: 11:00 a.m.

CREDIT CARD # \_\_\_\_\_ Exp. \_\_\_\_\_

OCCUPANT(S) HEREBY AGREES AS FOLLOWS:

1. PAYMENT TERMS

50% of the total room charges is due 30 days prior to the date of arrival by credit card, to be accompanied by this signed vacation rental agreement (or immediately if within 30 days). Upon arrival date, the remaining 50% of the total room charges and a \$110.00 cabin/spa cleaning fee is due and payable by credit card. Also, a refundable \$250.00 Deposit will be authorized on Occupant's credit card.

Initial \_\_\_\_\_

## 2. CANCELLATION OR CHANGES

Cancellation or date change, regardless of reason, is subject to a minimum \$25.00 processing fee. Cancellations made 30 days or more prior to your arrival date will receive a full refund. Subject to our ability to re-book a reservation for the same dates, cancellation between 8 and 29 days prior to scheduled arrival will receive a full refund. No refund of payment will be given if reservation is cancelled less than 7 days prior to scheduled arrival.

## 3. ARRIVAL/DEPARTURE

Owner will pre-set the front door keyless entry code to Occupant's requested 4-digit code prior to Occupant's arrival. We suggest your birthday (day and month).

Early check-in times may be allowed if approved in advance by the Owner.

Occupant agrees to vacate the premises no later than 11:00 a.m. on the departure date. There is a \$50.00 fee for every hour past 11:00 a.m. that occupant has not vacated the premises. This fee will be deducted from the deposit.

## 4. CLEANING

The cabin unit and hot tub are inspected, cleaned and sanitized thoroughly between each stay. These services are provided to ensure full comfort to occupants during their stay. Occupant is required to leave the property in the same general condition that it was found in by making sure dishes are done and all garbage is properly bagged and disposed of in trash receptacles near the parking area. Occupant must remove all excess oils and lotions before using the hot tub. Additional charges apply if the hot tub water is fouled.

## 5. OWNER SUPPLIES

The property is equipped and set up as a fully furnished rental property, including, but not limited to, a television, DVD player, bedspreads, linens, blankets, pillows and towels, as well as a fully equipped kitchen with coffee maker, toaster, pots and pans, plates, cups and silverware. There will be charges against your deposit for replacing these items if damaged or missing.

## 6. OCCUPANT LIABILITY

Occupant agrees to maintain the property in the same condition in which it was found. Occupant agrees to replace or pay for losses, breakage or damages, should such occur. If damages are in excess of the \$250.00 deposit, Occupant agrees to reimburse Owner for costs to repair or replace items.

Initial \_\_\_\_\_

7. SLEEPING CAPACITY/DISTURBANCES

All occupants will be required to vacate the premises and forfeit the rental costs and deposit for any of the following: A. Occupancy exceeding the permitted maximum for the unit (2 persons), B. Using the premises for any illegal activity, C. Causing damage to the premises or to any neighboring properties, D. Any acts which interfere with neighbor's quiet enjoyment and privacy of their property, E. Violation of South Lake Tahoe's Vacation Rental or noise ordinances.

8. HOLD HARMLESS

Occupant hereby holds Owner harmless for any loss, damage or personal injury to occupants or their property. Owner will not be held responsible for temporary defects or stoppage or supply of water, gas, electricity, plumbing, and weather conditions, natural disasters, acts of God, or any other issues beyond Owner's control.

9. ADDITIONAL TERMS AND CONDITIONS

Occupant agrees to limit number of vehicles to 1 and park in the designated space only.

Occupant will not smoke, bring pets or have a house party in the premises.

Occupant will remove all excess oils and lotions before entering hot tub.

Reserved Cabin: **"A"** (Two twin beds, Fireplace, Washer/Dryer) \_\_\_\_\_

**"B"** (One Queen bed, Gas wall furnace) \_\_\_\_\_

RENTAL CHARGES

Double Occupancy: \_\_\_\_\_ nights @ \$ \_\_\_\_\_ per night = \$ \_\_\_\_\_

10% TOURIST OCCUPANCY TAX = \$ \_\_\_\_\_

TOTAL RENTAL CHARGES = \$ \_\_\_\_\_  
(50% due 30 days prior to arrival)

CLEANING CHARGE (due at arrival) \$ 110.00 \_\_\_\_\_

DEPOSIT (Credit Card authorization only) \$ 250.00 \_\_\_\_\_

OCCUPANT SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

Upon receipt of completed Rental Agreement, confirmation of Reservation will be sent.