DEADWOOD VACATION RENTALS LLC

Reunion Paradise

at Whitewood Peak Lodge

VACATION RENTAL AGREEMENT & INFORMATION SHEET

Location of rental property: Reunion Paradise at Whitewood Peak Lodge, near Deadwood, South Dakota. The exact street address is provided to confirmed guests.

TENANT INFORMATION

TENANT NAME:

TENANT ADDRESS:

CITY: **STATE/ZIP:**

MOBILE PHONE: **EMAIL ADDRESS:**

CHECK-IN DATE: **CHECK-OUT DATE:**

NUMBER OF ADULTS: **NUMBER OF CHILDREN:**

TERMS AND CONDITIONS

1. AGREEMENT: Deadwood Vacation Rentals LLC and the Tenant named above agree as follows: The Tenant is an adult (older than 25 years of age) and will be an occupant of the house during the entire period. Other occupants will be family members, friends, or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund.

2. PETS/SMOKING: Smoking is not allowed indoors. Smoking is permitted outside only; please clean up. Pets are not allowed in the home. Pets are allowed in the garage only.

3. RENTER'S INSURANCE: A non-refundable fee of $50 is required to purchase renter's insurance (in lieu of a damage deposit). This insurance covers up to $500 worth of potential damages on the property. Any damages above that level are the direct responsibility of the Tenant signing this document.

4. PAYMENT SCHEDULE: The initial payment is due at booking. The final payment is due 60 days prior to arrival. Balance must be paid in full, as noted below, prior to check-in.

$	_____	Total rent quoted
$	_____	Cleaning fee
$	_____	Renter's insurance ($50)
$	_____	State sales tax (7.2%)
$	**_____**	**Total due for rental**

Your initial payment of $ _____ is due at booking.

Your final payment of $ _____ is due 60 days prior to arrival.

Please send payment in the form of a check made payable to Deadwood Vacation Rentals LLC to:

Deadwood Vacation Rentals LLC
1309 E. Cedar Lane
Sioux Falls, SD 57103

We ask that you send your payment via UPS or FedEx so that it can be tracked. It does not have to be overnighted.

5. RESERVATION AND CANCELLATION POLICY: Upon return of this signed agreement and receipt of your initial payment, including the $50 renter's insurance fee, we will mail you a reservation confirmation. Payment is due upon receipt. Upon receipt of your final payment, we will email you with the check-in information. If this payment is not received on time, the reservation is cancelled. There is no refund on cancellation unless the property is rebooked for the cancelled dates.

6. WEATHER POLICY: Our home is located in the Black Hills. There are frequent and significant snowfalls that occur. Four-wheel drive is recommended during the winter months, as the house is located on a hill. We have a plow service that will clear the roads following a snowfall. If there is the potential for snow, plan ahead and come early. If available, we allow early check-in if weather-related.

7. CHECK-IN: Check-in time is 3:00 p.m. The combination code for access to the home is emailed in the check-in packet once full payment has been received. The combination code will not be issued with a balance owing or without a signed rental agreement in the owner's possession.

8. CHECK-OUT: Check-out time is 10:00 a.m.

9. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include comforters, linens, blankets, pillows, towels, as well as a fully equipped kitchen. If these items must be replaced, the cost of replacement will be applied against the $500 renter's insurance coverage. The Tenant is responsible for any amount above that coverage.

10. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items.

11. TENANT LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenant's guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If damages are in excess of the $500 renter's insurance coverage, Tenant agrees to reimburse Owner for costs incurred to repair or replace damaged items.

12. HOLD HARMLESS: Owner does not assume liability for loss, damage, or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from temporary defects or stoppage in supply of water, gas, electricity, or plumbing. Nor will Owner accept liability for any loss or damage caused by weather, natural disaster, acts of God, or other reasons beyond its control.

13. ADDITIONAL TERMS AND CONDITIONS: The undersigned, for himself or herself, his or her heirs, assignors, executors, and administrators, fully releases and discharges Owner from any and all claims, demands, and causes of action by reason of any injury of whatever nature which has or have occurred, or may occur to the undersigned, or any of his or her guests as a result of, or in connection with, the occupancy of the premises and agrees to hold Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties, or liabilities of the parties to this agreement, their principals, agents, successors, or assignees, the prevailing party shall be entitled to recover reasonable attorney fees and costs. The Owner may cancel the contract at any time, but must give 30 days' notice. Upon cancellation, Owner will return any prepaid portion to the renter, the Owner will destroy any documents with personal information, and both parties are free of obligation.

14. SIGNATURE OF ACCEPTANCE TO THE ABOVE CONTRACT

Tenant signature: _____

Date: _____

Please complete, sign, and email this agreement back. Also, please mail a signed copy along with your payment.

QUESTIONS OR CONCERNS **deadwoodcabins@gmail.com · (605) 670-0997**