

Harrison Property Management, LLC
Vacation Rental Contract

Harrison House ____ Grandma's Cabin ____ Totem Pole Cottage ____

1. CHECK-IN TIME IS AFTER 2 P.M. PST AND CHECKOUT IS 10 A.M. PST. Early Check-in or late checkout only permitted if approved in advance.
2. This is a NON SMOKING unit.
3. Pets are not permitted in rental units under any conditions.
4. DAMAGE DEPOSIT- We require an accepted card to cover the expense of any damages we incur as a result of your stay. This card must have a minimum available balance of \$500. No charges will be placed on this card for damages, provided the following provisions are met.
 - a. No damage is done to unit 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 garbage cans, and soiled dishes are placed in the dishwasher and cleaned. One load of laundry is started.
 - d. All keys are left on the kitchen table and unit 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 checkout.
 - h. The Tenant is not evicted by the owner (or representative of the owner), or local law enforcement.
5. PAYMENT - A reservation deposit of \$200 is required to confirm your booking. Fifty percent of the total rental rate is required 60 days before arrival or upon booking if booking is less than 60 days prior to check-in. The BALANCE OF RENT is due fourteen (14) days before your check-in date. Acceptable forms of payment: Visa, cashiers checks or personal checks payable to Harrison Property Management, LLC.
6. TAXES as required by the state of Idaho include the collection of a six percent (6.0%) Sales and Use Tax on all fees for goods and services charged to Tenant and a two percent (2.0%) Travel and Convention Tax on the rental rate. Taxes are subject to change.

Harrison Property Management, LLC
Vacation Rental Contract

7. CANCELLATIONS/TRANSFERS must be in writing and received by Agent. In case of cancellations made within 60 days of rental period, no refund of rents paid will be made until the canceled period is re-rented and confirmed. If the unit is not re-rented, all rents paid, processing fees and taxes shall be forfeited as damages. If the canceled period is re-rented, any rent and taxes paid will be refunded less a \$50 administrative fee.

8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to eight (8) persons. An additional charge of \$20.00 per person per night for guests in addition to eight (8) will be assessed. THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY.

9. INCLUSIVE FEES - Rates include a one-time linen-towel setup.

10. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not provided.

11. RATE CHANGES - Rates subject to change without notice until booking is confirmed.

12. ALL RENTALS ARE TO FAMILIES AND RESPONSIBLE ADULTS ONLY. No high school, college or civic groups, chaperoned or not, are permitted. Violation is grounds for immediate termination. Properties are patrolled on a regular basis. Tenant acknowledges that he/she will personally occupy the property for the entire lease period and will not sublet any portion of the property. Occupancy restricted to the maximum occupancy as set forth in this lease. Violation of any of these terms shall give right to termination. Tenant agrees that the premises shall not be used for any illegal or unlawful purpose. Occupancy and use of the premises and common areas in such a fashion that disturbs or offends other guests or residents shall be deemed grounds for termination.

13. 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.

14. TERMINATION. If the Tenant or any member of Tenant's party violates any of the terms of this agreement, the Agent may, at the Agent's sole discretion, terminate this lease with no refund of the used portions of the rents unless the property is able to be re-rented, and may enter the premises and remove Tenant, the members of Tenant's party and their belongings. Tenant is notified that they will be subject to an expedited eviction procedure.

Harrison Property Management, LLC
Vacation Rental Contract

15. INDEMNITY. I (the Tenant) hereby release the Owner and His Agent from all claims, demands, actions and from all liability for damage, loss or injury (of whatever kind, nature or description) that may arise in connection with the occupancy of this rental property by Tenant, Tenant's guests and Tenant's agents. This release and indemnification shall be binding upon Tenant's heirs, administrators, executives and assigns. Any Action of dispute will be arbitrated by a court of law in Kootenai County, Idaho.

16. RENTAL TERM AND RATE:

Check-in _____ Checkout _____

Duration of rental period: ___ nights

Rental rate: \$ ____ . __ plus applicable taxes

17. The following people will occupy the premises:

18. USE OF PROPERTY FOR EVENTS OR GATHERINGS - If Tenant desires to have guests on the premises in addition to those listed in Paragraph 17, Tenant must notify Owner prior to check-in and obtain Owner's approval (additional charges may apply).

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

If there is more than one (1) Tenant, Tenants acknowledge that the following person is the one who Agent may deal with:

YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THIS ENTIRE AGREEMENT AND YOUR INTENT TO LEASE THIS PROPERTY FOR A VACATION RENTAL.

Signature: _____ Date _____