



## VACATION RENTAL AGREEMENT

(Intended for occupancy of 30 days or less)  
(C.A.R. Form VRA, Revised 1/06)

1. **OCCUPANT:** SAMPLE ("Occupant") agrees as follows:
2. **PROPERTY:** Occupant rents, for vacation purposes only, the furnished real property and improvements described as:  
3022 Big Fir Road, situated in  
McCloud, County of Siskiyou, California ("Premises").  
The Premises has 4 bedroom(s) and 2 bath(s).
3. **ARRIVAL AND DEPARTURE:**  
Arrival: \_\_\_\_\_ (Date) at \_\_\_\_\_ (Time) Departure: \_\_\_\_\_ (Date) at \_\_\_\_\_ (Time).
4. **AUTHORIZED USE AND GUESTS:** The Premises are for the sole use as a personal vacation residence by not more than \_\_\_\_\_ adults and \_\_\_\_\_ children. ☐ (If checked) In addition to the Occupant identified in paragraph 1, only the following shall reside at the Premises: \_\_\_\_\_ ("Authorized Guests").

No other guests, visitors or persons are permitted. If the Premises are used, in any way, by more or different persons than those identified in this paragraph, (i) Occupant, Authorized Guests and all others may be required to immediately leave the Premises or be removed from the Premises; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.

5. **PAYMENTS:** Occupant agrees to the following payments:

A. The Premises will not be held for Occupant until both the reservation fee and this Agreement signed by Occupant have actually been received. Once paid, the reservation fee is for services rendered in entering into this Agreement and is **NONREFUNDABLE**.

B. Category	Amount Due	Payment Due Date
Reservation Fee:	\$	
Rent:	\$	
Security Deposit:	\$ <u>200.00</u>	
Cleaning Fee:	\$ <u>50.00</u>	
Other: <u>Pet Fee (\$25 flat rate per pet)</u>	\$	
Other:	\$	
Transient Occupancy Tax: <u>10%</u>	\$	

**Total:** \$ 250.00

6. **BALANCE DUE; LATE CHARGE:** If any amount due is not received by the applicable Payment Due Date, Owner may, at Owner's or Owner's Representative's sole discretion, either terminate this Agreement and refund to Occupant all payments except the reservation fee, or impose a late charge of \$ 50.00.

7. **SECURITY DEPOSIT:**

- A. The security deposit will be ☒ transferred to and held by Owner; or ☐ held in Owner's Representative's trust account.
- B. All or any portion of the security deposit, upon termination of occupancy, may be used as reasonably necessary to: (i) cure Occupant's default in payment of rent, non-sufficient funds ("NSF") fees or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Occupant or Occupant's guests or licensees; (iii) clean the Premises; and (iv) replace or return personal property or appurtenances. Within three weeks after Occupant vacates the Premises, Owner shall: (1) furnish Occupant an itemized statement indicating the amount of any security deposit (i) received, (ii) withheld and the basis for its disposition, and (iii) withheld pending receipt of utility, phone and repair (if needed) bills; and (2) return any remaining portion of the security deposit to Occupant.
- C. No interest will be paid on the security deposit unless required by local ordinance.
- D. If the security deposit is held by Owner, Occupant agrees not to hold Owner's Representative responsible for its return. If the security deposit is held by Owner's Representative and the security deposit is released to someone other than Occupant, then Owner's Representative's only duty shall be to notify Occupant, in writing, where and to whom the security deposit has been released.

8. **CANCELLATION; REFUND:** If Occupant cancels or otherwise terminates this Agreement prior to the latest Payment Due Date, all payments except the reservation fee will be refunded to Occupant. If Occupant cancels or otherwise terminates this Agreement after the latest Payment Due Date, Occupant shall be responsible for rent, commission to Owner's Representative and all marketing and preparation costs necessary to ready the Premises for re-rental.

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Occupant acknowledges receipt of a copy of this page.

Occupant's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )



9. **HOLDING OVER:** Occupant agrees there shall be no holding over or late departure without prior approval. Any unauthorized holding over by Occupant shall be subject to a charge of 1 and 1/2 times the daily prorated rent (or ☐ if checked \_\_\_\_\_) ("Holdover Rate"), plus any additional damages incurred including, but not limited to, the cost of alternative housing for guests displaced by Occupant's holding over. Late check-outs will be charged 50% of the Holdover Rate (or ☐ if checked \_\_\_\_\_).
10. **CLEANING:** Premises will be delivered to Occupant in a professionally cleaned condition. Upon termination of occupancy, Occupant will deliver the Premises in the same condition less ordinary wear and tear. If Occupant does not return the Premises in the same condition, a(n) (additional) charge will be deducted from the security deposit.
11. **NO PETS:** Pets are not allowed. If an unauthorized pet is on the Premises, (i) Occupant is responsible for all damage caused by the pet, (ii) Occupant, Authorized Guests, pet(s) and all others may be required to immediately leave the Premises, or be removed from it, (iii) Occupant is in breach of this Agreement, and (iv) Occupant forfeits its right to return of any security deposit.
12. **NO SMOKING:** No smoking is allowed on the Premises. If smoking does occur on the Premises, (i) Occupant is responsible for all damage caused by the smoking including, but not limited to, stains, burns, odors and removal of debris; (ii) Occupant, Authorized Guests, and all others may be required to immediately leave the Premises, or be removed from the Premises; (iii) Occupant is in breach of this Agreement; and (iv) Occupant forfeits its right to return of any security deposit.
13. **NSF CHECKS:** If a check is returned NSF, Occupant shall pay \$25.00 as an NSF fee. Occupant agrees that this charge represents a fair and reasonable estimate of the costs Owner may incur by reason of Occupant's NSF payment. An NSF check will result in cancellation of this Agreement if the required payment is not made by the applicable Payment Due Date.
14. **CONDITION OF PREMISES:** Occupant ☐ has ☒ has not viewed the Premises prior to entering into this Agreement. Occupant shall, on arrival, examine the Premises, all furniture, furnishings, appliances, fixtures and landscaping, if any, and shall immediately report, in writing, if any are not in operating condition or are in disrepair. Reporting repairs does not give Occupant the right to cancel this Agreement or receive a refund of any payments made.
15. **UTILITIES:** Owner is to pay for all utilities except as follows:  
☒ Occupant agrees to pay for all telephone charges.  
☐ Occupant agrees to pay for \_\_\_\_\_.
16. **RULES; REGULATIONS; NO COMMERCIAL USE:** Occupant agrees to comply with any and all rules and regulations that are at any time posted on the Premises or delivered to Occupant. Occupant shall not, and shall ensure that guests and licensees of Occupant shall not: (i) disturb, annoy, endanger, or interfere with other occupants of the building in which Premises is located or its neighbors; (ii) use the Premises for any commercial or unlawful purpose including, but not limited to, using, manufacturing, selling, storing, or transporting illicit drugs or other contraband; (iii) violate any law or ordinance; or (iv) commit waste or nuisance on or about the Premises.
17. **CONDOMINIUM; PLANNED UNIT DEVELOPMENT:** ☐ (If checked) The Premises is a unit in a condominium, planned unit development or other development governed by a homeowners' association ("HOA"). The name of the HOA is \_\_\_\_\_. Occupant agrees to comply with all covenants, conditions and restrictions, bylaws, rules, regulations and decisions of the HOA. Owner shall provide Occupant copies of rules and regulations of the HOA, if any. Occupant shall reimburse Owner for any fines or charges imposed by the HOA or other authorities, due to any violation by Occupant or the guests or licensees of Occupant.
18. **MAINTENANCE:** Occupant shall properly use, operate and safeguard the Premises including, if applicable, any landscaping, furniture, furnishings, appliances and all mechanical, electrical, gas and plumbing fixtures, and keep them clean and sanitary. Occupant shall immediately notify Owner or Owner's Representative of any problem, malfunction or damage. Occupant shall pay for all repairs or replacements caused by Occupant, guests and licensees of Occupant, excluding ordinary wear and tear. Occupant shall pay for all damage to the Premises as a result of failure to report a problem, malfunction or damage in a timely manner. Occupant shall pay for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.
19. **ALTERATIONS:** Occupant shall not make any alterations in or about the Premises including, but not limited to, moving furniture, painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials.
20. **ENTRY:**  
A. Owner and Owner's representatives and agents have the right to enter the Premises, at any time, (i) for the purpose of making necessary or agreed repairs, decorations, alterations, improvements, for maintenance or to supply necessary or agreed services; (ii) to verify that Occupant has complied with the terms of this Agreement; or (iii) in case of emergency.  
B. Owner and Owner's representatives and agents have the right to enter the Premises, upon reasonable notice, to show the Premises to prospective or actual purchasers, occupants, mortgagees, lenders, appraisers or contractors.
21. **NO ASSIGNMENT OR SUBLETTING:** Occupant shall not assign any interest in this Agreement or sublet any part of the Premises. If this Agreement is assigned or the Premises or any part thereof is sublet, (i) Occupant, Authorized Guests, assignee(s), sublessee(s) and all others may be required to immediately leave the Premises, or be removed from it; (ii) Occupant is in breach of this Agreement; and (iii) Occupant forfeits its right to return of any security deposit.
22. **UNAVAILABILITY:** If for any reason beyond the control of Owner or Owner's Representative, the Premises is unavailable, Owner or Owner's Representative may substitute a comparable unit or cancel this Agreement and refund in full to Occupant all payments made.
23. **OCCUPANT'S OBLIGATIONS UPON TERMINATION OF OCCUPANCY:** Upon termination of occupancy, Occupant shall: (i) give Owner all copies of all keys or opening devices to the Premises, including any common areas; (ii) vacate the Premises and surrender it to Owner empty of all persons; (iii) vacate any/all parking and/or storage space; and (iv) deliver the Premises to Owner in the same condition less ordinary wear and tear as received upon arrival.
24. **PERSONAL PROPERTY AND INJURY:**  
A. **Owner Insurance:** Occupant's or guests' personal property, including vehicles, are not insured by Owner or, if applicable, HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Owner does not insure against personal injury to Occupant, guests or licensees due to any reason other than the condition of the Premises.  
B. **Occupant Insurance:** Owner recommends that Occupant carry or obtain insurance to protect Occupant, guests and licensees and their personal property from any loss or damage.  
C. **Indemnity and Hold Harmless:** Occupant agrees to indemnify, defend and hold harmless Owner and Owner's Representative from all claims, disputes, litigation, judgments, costs and attorney fees resulting from loss, damage or injury to Occupant, Occupant's guests or licensees or their personal property.

Occupant acknowledges receipt of a copy of this page.



Premises: 3022 Big Fir Road, McCloud, Date: \_\_\_\_\_

**25. MEDIATION:** Occupant agrees to mediate any dispute or claim arising out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved.

**26. ☐ METHAMPHETAMINE CONTAMINATION:** Prior to signing this Agreement, Owner has given Occupant a notice that a health official has issued an order prohibiting occupancy of the property because of methamphetamine contamination. A copy of the notice and order are attached.

**27. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Owner nor Brokers, if any, are required to check this website. If Occupant wants further information, Occupant should obtain information directly from this website.)

**28. JOINT AND INDIVIDUAL OBLIGATIONS:** If there is more than one Occupant, each one shall be individually and completely responsible for the performance of all obligations under this Agreement, jointly and individually with every other Occupant.

**29. TRANSIENT OCCUPANCY:** Occupant is renting the Premises as a transient lodger for the number of days specified in paragraph 3 from Owner who retains full legal, possessory and access rights.

**30. KEYS; LOCKS:** Upon arrival, (or ☐ \_\_\_\_\_) Occupant will receive:

☒ 1 key(s) to Premises, ☐ \_\_\_\_\_ remote control device(s) for garage door/gate opener(s),  
☐ \_\_\_\_\_ key(s) to mailbox, \_\_\_\_\_ ,  
☐ \_\_\_\_\_ key(s) to common area(s), \_\_\_\_\_ .

Occupant acknowledges that locks to the Premises ☐ have ☒ have not been rekeyed. If Occupant rekeys existing locks or opening devices, Occupant shall immediately deliver copies of all keys to Owner or Owner's Representative. Occupant shall pay all costs and charges related to loss of any keys or opening devices. Occupant may not remove locks, even if installed by Occupant.

**31. OTHER TERMS AND CONDITIONS, including ATTACHED SUPPLEMENTS:**

☐ Check-in procedure  
☐ Contract addendum

☒ House Rules & Check In/Out Procedure

☒ Pets: Item 11 above does not apply to this agreement. Occupant is hereby required to notify Owners if they're bringing pets. Pets are allowed only if approved by the Owners in advance and a fee of \$25 per pet is paid prior to occupancy as defined in the fee schedule above.

**32. ENTIRE CONTRACT:** Time is of the essence. All prior agreements between Owner and Occupant are incorporated in this Agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this Agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this Agreement. Any provision of this Agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this Agreement. The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. This Agreement shall be governed and construed in accordance with the laws of the State of California. California shall have personal jurisdiction over the parties and the county in which the Premises is located shall be the forum for any legal action brought in relation to this Agreement.

Occupant \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Occupant \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

For information regarding the Premises or this Agreement, contact ☐ Owner or ☐ Owner's Representative

Name \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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**VACATION RENTAL AGREEMENT (VRA PAGE 3 OF 3)**

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mccloud cabin





The McCloud Cabin

## **RESERVATIONS, CHECK IN/OUT PROCEDURES & HOUSE RULES**

The Mathews family is very pleased that you have chosen our delightful vacation home to stay in as “your home away from home” in the McCloud area.

We take great pride and care in every detail to assure that your stay is a comfortable one. We appreciate your cooperation, in advance, for respecting the property that you are staying in as if it were your own. We hope that our Policies & Services below answer any questions that you have. If they don't then feel free to contact us with any questions or concerns.

### **GENERAL RESERVATION INFORMATION**

Please see our Rental Agreement and our listing information at <https://www.vrbo.com/238525> for complete details. Here are some additional gentle reminders.

- 100% of the reservation amount must be paid in advance via credit card to secure your booking. In addition to your nightly rate, our rate includes a \$200.00 security deposit, a flat \$50 cleaning fee, and a flat pet fee (if needed; \$25 per pre-approved pet). The balance due (if any) will be collected prior to arrival.
- We only accept most major credit cards via the HomeAway payment portal. See our listing at <https://www.vrbo.com/238525> for more information. WE DO NOT ACCEPT CHECKS.
- Once you have secured your booking, a reservation confirmation will be sent to you.
- Bookings canceled at least 14 days before the start of the stay will receive a 100% refund.
- Bookings canceled 8 - 14 days before the start of the stay will receive a 50% refund.
- Bookings canceled 7 or less days prior to your arrival will not receive a refund.
- Cancellations must be made by 12:00 PM (Central Standard Time) on the appropriate day.
- No refunds will be given for weather-related issues. The home is located in a rural environment where storms (including snow) may cause power outages or block roads. The owners are not liable for acts of nature that may create problems with your stay. Though the access roads are generally plowed, snow may block or make the driveway impassable during your stay. In this case you may have to park on the main road and walk down the driveway. Be careful!

The following items are included with your reservation:

- Bed linens consisting of sheets, pillow cases and blankets with the beds made up and ready for your arrival.
- Towels, hand towels, face cloths, and kitchen towels.

- Paper products including facial tissue, toilet tissue and paper towels.
- The kitchen has most necessities including pots, pans, plates, cups, glasses, etc. In addition, the cabin comes with a coffee maker, blender, waffle maker, ice cream maker, mixer, etc.
- Laundry facilities (washer/dryer) are provided for your convenience.
- Miscellaneous items such as a propane BBQ, wood for the woodstove, snow shovels, DVDs, satellite TV, etc are provided for your convenience.
- The home you reserved is equipped with all basic necessities. All you need to bring are your personal items including bath soap, shampoo and food supplies etc. Contact us if you have any questions about specialty cooking utensils that may be provided prior to your arrival date.

## CHECK IN/OUT PROCEDURE

### Check In

- Check-in time is 4p on the day of your arrival. Accommodations to this can be made with prior approval depending on bookings. Contact us if you need to get in sooner.
- We employ a lockbox system to provide you with a key to the home. We will send you the location and code information for the box within the last 7 days of your arrival ... after we receive your booking payment and copy of the signed Rental Agreement and this House Rules form.
- We will NOT personally meet you at the cabin upon your arrival. You will be responsible for accessing the key, opening the home, and securing the home and your personal property at all times during your stay. See the Rental Agreement for more information.

### Check Out

- Check-out time is 12p on the day of your departure. Accommodations to this can be made with prior approval depending on bookings. Contact us if you need to leave later.
- We ask that you strip the beds and put the sheets (not bedspreads & blankets) plus any towels in or next to the washing machine. Do NOT run the machine. Our staff will take it from there.
- Please leave the garbage in the kitchen can upon departure. If you need to empty the can please dispose of garbage bags in the cans located under the house. Your house key will open that door. Bears are common visitors to the area so you need to secure the garbage where they can't get at it.
- You are required to secure the home and *return the key to the lockbox* prior to your departure. If this does not happen, a \$50 lost key fee will be charged to your security deposit. Our McCloud cleaning staff visits the home right after your departure and is tasked with ensuring the key is in place and the home has been kept in good repair per the **House Rules** below.
- We encourage all guests to write comments in the Guestbook located next to the kitchen phone.

## HOUSE RULES

- Smoking is allowed outside only. Please fully extinguish and dispose of cigarette butts in the garbage. Do not litter the property grounds.
- Only those in the Guest party set forth in the rental agreement may stay overnight on the property. Any other person on the property is the sole responsibility of Guest.



- This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
- Keep the property and all furnishings in good order and only use appliances for their intended uses.
- The cabin is located near other homes. Please respect the neighborhood by minimizing any loud noises and keeping pets and humans off other properties.
- Pets are permitted only with prior approval. All pets must be leashed and controlled when outside of the home to ensure neighbors and/or nearby livestock are not harmed or bothered. Any damage caused by pets will be remediated with funds from the security deposit and/or litigation/mediation where applicable by law.
- No cars are to be parked in the meadow.
- While linens and bath towels are included in the home, daily maid service is not included. We suggest you bring beach towels. We do not permit towels or linens to be taken from the home. Feel free to use the washer & dryer if needed.
- The wood stove is to be used by responsible adults only. Please only burn the wood that is provided by the owners. Do not burn trash or any other items not intended for burning. Do not clean out ashes as they may still be hot and could cause a fire.
- The fire pit in the meadow should only be used when weather conditions ensure safe burning by responsible adults only. Wild fires are commonly caused by open pit fires. If your fire gets out of control you will be held liable for the cost of fighting it and the loss of any structures.
- The cabin is on a well and septic system. The mineral content in the water is high and the well water may have a non-toxic odor. The septic system will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at any time. If you clog the system with items not intended to be flushed you will be held liable for the cost to repair it.
- The back bedroom loft and meadow tree fort are off limits to guests due to risk of injury or death due to falling or other danger. Guests are prohibited from using these areas.
- Squaw Valley Creek runs cold and fast. Please take care in safeguarding all individuals and pets who choose to access the creek.

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***I am signing on behalf of my rental party and hereby agree to ensure that all members of my party abide by the above and understand that I may be charged to rectify, replace, and/or repair any items.***

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Guest Name (print)

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Signature

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Date