

**Vacation Rental Agreement**  
**McCreary Vacation Rentals**

P.O. Box 13398  
South Lake Tahoe, California 96151  
[www.lakeviewcabin4rent.com](http://www.lakeviewcabin4rent.com) [www.pioneercabin4rent.com](http://www.pioneercabin4rent.com)

Jeri Shaw (530) 318-0190  
Frank McCreary (530) 318-1228  
FAX: (530) 544-1916

Lakeview Cabin:  
799 Lakeview Ave  
South Lake Tahoe, Ca 96150  
(530) 541-1036

Pioneer Trail Cabin:  
3793 Pioneer Trail  
South Lake Tahoe, Ca 96150  
(530) 542-4960

Name:

Address:

Phone:

Email:

Total number of occupants:      Adults:      Children:

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_

Check-in time: \_\_\_\_\_ Check-out time: \_\_\_\_\_

\_\_\_\_\_ Nights at \$\_\_\_\_\_ per night =

Tax and Insurance: = included

Cleaning Fee =

Total Amount Due: \_\_\_\_\_ =

\$400.00 deposit paid    VISA / MasterCard      Date:

Owner/manager      Date:

Tenant Signature:      Date:

**Read the terms & conditions of this contract thoroughly. Tenant signature indicates the understanding & agreement to these terms & conditions.**

**1. ARRIVAL/DEPARTURE PROCEDURE**

Early check-in is not permitted unless approved when securing the reservation.  
Contact us to confirm your estimated time of arrival. Upon arriving to Tahoe, call

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(530) 318-0190. Tenant will be greeted at the rental property.

Rental fees are due upon arrival unless otherwise stated.

Keys will be provided on-site at time of arrival. Keys will not be issued with a balance due or without the signed rental agreement in owner's possession.

Occupant agrees to vacate premises no later than the hour and date stated on page 1 of this rental agreement.

All keys must be locked inside of property before vacating premises. There will be a \$25.00 deduction from deposit for each missing key.

There is a \$50.00 fee for every hour guest occupies premises after check-out. This fee will be deducted from your deposit. Please note owner would like to accommodate guests schedule when possible to do so. Please notify owner of any special scheduling needed at the time of reservation.

### **2: PAYMENT METHOD**

The owner requires a \$400.00 deposit to be paid with VISA or MasterCard. Reservation will not be confirmed until deposit has been received by the owner. Rental fees may be paid with VISA, MasterCard, check, cash or money order. There will be a \$100.00 charge for checks returned for non-sufficient funds. Payment is due before or upon arrival unless otherwise stated. Keys will not be made available until owner has received entire payment.

### **3. CANCELLATION**

In the event of your cancellation, it is necessary to notify the owner as soon as possible so attempts may be made to re-rent your accommodation. There will be a \$100.00 deduction from your deposit in the event of your cancellation. Tenant forfeits total amount of the deposit if the cancellation occurs within 90 days of the reserved arrival date.

### **4. CLEANING**

The cabin is inspected, cleaned, and sanitized thoroughly between each stay. We provide these services to insure full comfort during your visit. Occupants are required to leave the property in the same general condition in which it is received. Please be sure all dishes are cleaned and all trash and garbage are in their proper receptacles. Due to wildlife, please be sure all lids are on receptacles and kept tightly closed Do not feed the wildlife. Feeding wildlife is dangerous, causes harm to the animals, and is punishable by law. If needed, please call Frank @ (530) 318-1228 for outside trash pick-up. If the cabin is found to be unreasonably dirty additional deductions will be taken from the deposit.

Clean-up the oven and stove top after each use.

Do not re-arrange the furniture. Owner will retain \$25.00 from deposit for moving furniture back into place. Do not disconnect or remove any electronics i.e. video game system.

### **5. OWNER SUPPLIES**

The property is a fully furnished, functioning home including blankets, linens, pillows, towels, as well as a fully equipped kitchen, complete with pots, pans, utensils, dishes, and spices. Some complimentary toiletries are provided. There will be deductions from your security deposit for replacing lost, stolen, broken, or ruined items if found to be necessary. The tenant must disclose all damage to the cabin, its contents, or grounds. Tenant may face total loss of deposit if damage

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is not disclosed prior to departure. To disclose damage call Jeri @ (530) 318-0190 Damage includes but is not limited to residual smell of smoke, cigarette burns, or evidence of pets. Smoking and pets are NOT ALLOWED. Smoking outside of the cabin is permitted. Canisters are provided for extinguishing and discarding cigarettes.

#### **6. TENANT LIABILITY**

**All occupants will be required to vacate the premises and forfeit their rental fee and deposit if the terms and conditions of this contract are not properly honored including the following...**

- A.** Tenant agrees to limit number of vehicles on property to 4 and park only in the designated driveway (NO STREET PARKING IS ALLOWED)
- B.** Occupancy is not to exceed the maximum capacity allowed at any time in the home or on the property. The maximum capacity for Lakeview Cabin is 12 guests. The maximum capacity for Pioneer Trail Cabin is 6 Guests.
- C.** Using the premises for any illegal activity is not allowed.
- D.** Causing damage to the premises or to any neighboring properties is not tolerated.
- E.** Do not interfere with the privacy or quiet enjoyment of neighbors.
- F.** All guests agree to stay off neighboring properties at all times.
- G.** The city of South Lake Tahoe noise ordinance is 10pm to 10am.
- H:** Smoking/pets/parties are not permitted.
- I:** Tenant is responsible for disclosing these terms to all of his/her guests.
- J:** Tenant is responsible for any damage caused to property by guests.

#### **7. HOLD HARMLESS**

Owner does not assume any liability for loss, damage, or personal injury to persons on or in the property. Neither does owner accept liability for any inconvenience arising from any temporary defects or stoppage in the supply of water, gas, electricity, or plumbing. Nor will owner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or any other reasons beyond his control. Owner is not responsible for guests belongings left behind after departure.

End