

NIGHTLY RENTAL LEASE AGREEMENT AND WAIVER

Checking this Agreement constitutes a contract between the person(s) listed above (Guest) and the Timberline Meadows Management, as (Agent) for the (Owners) to rental referenced above. This will be confirmed after receiving your Credit Card Account information.

1. Check in will be available at 3PM on Check In date. Check out time is no later than 11AM on Check Out date. Guests leaving later than the indicated check out time will be subject to an additional charge of 1 nights rent. This does not guarantee an additional night stay. Requests for early check-in, late check-out will be based on availability.
2. Guest agrees to indemnify Owner & Agent for any damages to: Dwelling, Grounds or Furnishings caused by the negligence of the guest or any member of his/her party, which occur during Guests occupancy. NO OPEN FLAMES are allowed.
3. PETS ARE NOT ALLOWED ON THE PROPERTY - NO SMOKING IS PERMITTED IN THE CABINS. You agree to pay \$200 plus additional fees for cleaning and/or damage due to unauthorized pets, smoking or excessive use in the cabin(s).
4. Guest understands and agrees that he is responsible for the acts and actions of all persons in his party or guests of persons in his party and that he will indemnify Agent and the Owner. Guest must notify management of any changes in number of guests (as noted in your Reservation Form) staying in the cabin(s). All unregistered guest (no notification prior to arrival date) will be an automatic \$35 charge per day. Credit Card on file will act as Security (some cabins require a Security Deposit). Keys not returned will be a \$20 Fee.
5. CANCELLATIONS: Any payments will be refunded if you cancel at least 31(holidays 61) days prior to your arrival date. Notice of 30(holidays 60) days or less will result in refunds only for the portion that is rebooked. All cancellations and rescheduled bookings are subject to a 5% handling fee.
6. All Rentals must be Paid in Full 30 days prior to your arrival date. Credit Cards provided for the Deposit amount will be charged automatically on the balance due date. If your Deposit was made by check, we must receive the balance due 30 days prior to your arrival date.
7. Waxing is not permitted in any area other than the Pump House. Please do not leave waxing appliances unattended.
8. All rentals include bed and bath linens. Daybeds, Futons, Sleepers, Hide-a-beds may have add'l charges for linens. Housekeeping is provided prior to your arrival and upon your departure. Additional housekeeping is available for a fee upon advance request.
9. Lack of notification by the Guest of any changes or corrections needed to this Reservation COULD RESULT IN THE CANCELLATION OF THIS RESERVATION WITHOUT REFUNDS.