

SUNSTONE ONE BEDROOM
RENTAL AGREEMENT

Sun Snow Lodging, Inc.
PO Box 100 PMB 583
Mammoth Lakes, CA 93546
Ph (760) 709-1818 or (760) 920-3111 Fax (760) 946-7827

Name: _____ Phone # _____

Billing Address: _____

Email Address _____

Arrival date: _____ Departure date: _____

I agree to pay \$ _____ per night plus an \$85.00 cleaning fee and 13% tot tax. ___ I'll send a check/___ charge my card
(After faxing this agreement, please email us at vacation@sunsnowlodging.com so that we may confirm receipt of fax)

PAYMENT POLICY: Upon receipt of this rental agreement the above dates are reserved for you. You may pay with cash (check) or credit card. Either method of payment must include your credit card information below. If paying with a credit card there is an additional 5% added to your total. You may split payments in half for a fee of \$20.00. Use the following formula to determine your final cost (Rate per night) x (# of nights) = (\$ _____)+ (\$85 cleaning) + (13% TOT tax) = (\$ _____ total) If paying with credit (Total) x (5%). Tax is calculated on the total rental including cleaning.

CANCELLATION/REFUND POLICY: Once we receive this rental agreement, your dates are reserved. If you cancel your reservation at least 61 days prior to your arrival date a processing/cancellation fee of \$100 will be charged. If you cancel less then 61 days prior to your arrival date there will be no refund unless we can re-book your dates. If we can, we will only charge the \$100.00 processing/cancellation fee. If we cannot, you are responsible for the entire stay or what was not re-booked. There are no refunds for poor snow or road conditions, severe weather, mechanical difficulties, maid issues, or early departure. If a problem arises, we will work immediately to remedy the situation.

CLEANING FEE: There is an additional \$85.00 set up and clean up fee to prepare the unit for your arrival and to clean after your departure, due at the time of final payment. This fee is for basic cleanup after your departure and for linens. If the departure checklist is not complete you will be charged an additional \$50.00 for the extra cleaning costs.

NON-SMOKING: This is a non-smoking unit! If we determine that, during your stay, you have smoked inside the unit, there will be a \$300 fine charged to your credit card.

PETS: Sunstone is NOT a pet friendly complex. If we determine that, during your stay, you have brought a pet into the unit your credit card will be charged a \$300.00 fee and you will be required to vacate the premises immediately. If you want to bring your pet we have two other condos in town that will allow pets.

KEYS: Upon departure, keys must be returned. Lost or keys unreturned to lock box will result in a \$300 fine charged to your credit card.

RETURNED CHECKS: There is a \$50.00 fee for returned checks.

HOT TUB/POOL: Tenant and its guests acknowledge that use of hot tubs and pools are at their own risk to injury and damage from the chemicals used to keep hot tubs sanitary which may cause fading in some swimsuits and some individuals may experience mild skin rashes; pregnant women and people with heart conditions or pace-makers are not allowed use of the hot tub and enter it at their own risk and agree to hold Landlord, Owner and Agent harmless.

OCCUPANCY: Exceeding maximum occupancy of 6 for this rental unit constitutes defrauding an innkeeper under California Penal Code #537 and such fraud is punishable by a fine of up to \$1,000.00. In addition, you will be required to vacate the premises immediately and you will be charged an additional \$25.00 per extra person per night plus tax. If you wish to have more guests than the maximum occupancy, please contact Sun Snow Lodging, Inc. for approval.

DAMAGE/THEFT: Renter assumes responsibility for any damages to or theft from the unit, including towels and linens. There is a \$50.00 per item replacement fee for lost or stained linens.

QUIET TIME: Quiet time is from 10:00PM to 8:00AM. If a noise complaint is reported on your unit, there will be a \$75.00 fee charged to your credit card for the first complaint and \$100.00 fee charged for each additional complaint.

CHECK-IN TIME: 4:00PM - CHECK-OUT TIME: 10:00AM: If there are any persons or possessions in the unit before or after check in/out time without prior approval, all personal items will be removed so that the unit can be cleaned for the next guest and the renter's credit card will be charged for an amount equal to a one night stay at the rental rate stated above. Sun Snow Lodging, Inc. and/or the owner of the unit will not be responsible for any missing or damaged items.

I understand all of the above and authorize the use of my credit card, to Sun Snow Lodging, Inc., as set forth above.

Sign and Date _____

Thank you for your stay and enjoy your visit to Mammoth Lakes!

Name of Card Holder

Signature of Card Holder

Credit Card Number

Card Expiration Date / MC, Visa, Discover / Security code