

COZY CONDO BY THE BAY

Owners: Allan & Katrina Laframboise

(909) 754-4657 (951) 312-3571

info@bigbearcondorental.net

I, _____ hereinafter known as renter, do hereby agree to rent 760 Blue Jay Unit #1 located in Big Bear Lake, CA.

As renter, at the time of reservation, I hereby authorize the charge of \$250 to my credit card for the deposit and to hold my reservation, and another charge for the full balance of the rental.

As renter, I understand that a \$50 fee will apply for all cancelations and reservations are non-refundable unless we are able to re-book the nights at the same rate. There are no refunds for arriving late, leaving early or simply not showing up. All rentals start at 4:00 p.m. (day of arrival) and end no later than 11:00 a.m. (day of departure). If you fail to vacate the premises by 11:00 a.m. there will be an additional **\$50.00** service fee. Any renter's exceeding the maximum number of occupants will be evicted. The maximum number of persons permitted at this property is: **6**

As renter, I understand that rates are for accommodations, including use of utilities, furnishings and linens. I understand I am responsible for the general care of the property and I will respect the property and its contents during occupancy. Damages to the premises, lost or stolen items will be assessed above rental fees. It is understood that if the renter or guest is found willfully and knowingly damaging or defacing the property, disturbing the peace of the community, or breaking local laws, that the renter is in violation of this agreement and is therefore trespassing without the owners' permission and is liable for the monetary cost of any penalties or fines, and the renter will be immediately evicted from the premises.

As renter, I understand that Allan and Katrina Laframboise have made a good faith effort to accurately present the property, but shall not be liable for any inaccuracies in such presentations, or changes in the conditions of the accommodations or the surrounding environment or the condition thereof, or for any temporary defects or shortages/stoppages in supply of electricity, gas, water, or plumbing, etc., which are out of their control. No financial reimbursements are given for issues that arise beyond their control including, but not limited to utility and appliance failures, electrical, power failures, furnace, gas, water, telephone and cable TV.

Please initial:

As renter or guest of renter:

___ Under **NO** conditions will renter or their guests hold owner's Allan and Katrina Laframboise responsible for ANY personal injury, loss or damaged property, claims or unforeseeable circumstances of ANY kind resulting from their stay.

___ I understand that Allan and Katrina Laframboise are **NOT** responsible for **ANY** personal injury caused by slipping on ice or snow and the renter is responsible for removal of snow and ice around doorways, steps and paths leading away from the condo and to all vehicles.

___ I will not overload the fireplace with wood or use lighter fluid or charcoal in the fireplace. I will make sure the fire screen is closed and placed in front of the fireplace at **ALL** times and the fire is out before leaving the condo or going to bed. No items shall be placed near or in front of fireplace.

___ I understand that the careless management of fires are the main cause of fires in cabins. It is not the renter's responsibility to remove ashes or contents of the fireplace or barbeque. I will **NOT**

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attempt to remove ashes or contents of fireplace or barbeque at anytime as ashes retain heat for a long period of time after the fire has been put out.

As renter or guest of renter, I understand:

___ All candles, incense, and any other flammable objects are strictly forbidden in the condo.

___ Smoking in the property is **strictly** prohibited.

___ All pets are strictly forbidden unless special arrangements have been made in writing prior to arrival. A \$50 fee will be charged for unauthorized pets.

___ All dishes, pans, silverware need to be placed in dish washer and turned on before departure.

___ All wastebaskets and trash cans need to be emptied and disposed of at appropriate trash sites.

___ All doors and windows need to be locked and all lights need to be turned off before departure.

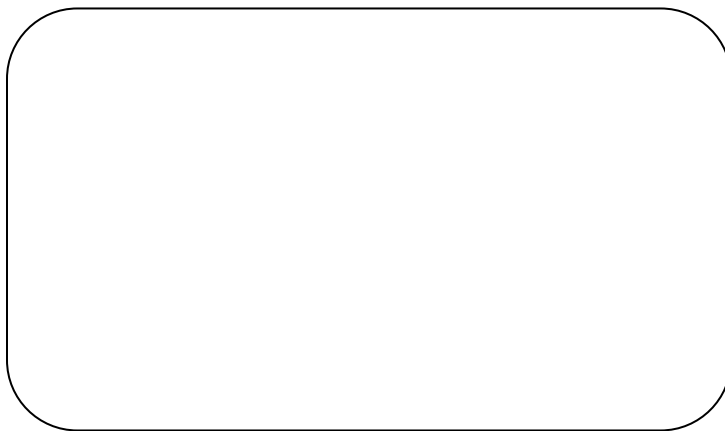
___ All broken, damaged or nonfunctioning property items need to be reported immediately.

___ The property will be inspected before and after my visit.

___ I will not remove any items including but not limited to appliances, shovels, fans, vacuums, bedding, towels, dishes, pictures, ornaments, lighting, mats and air fresheners from the property.

___ Check in time is 4:00 PM and check out is 11:00 AM. Late checkout will result in an extra \$50 fee.

___ I am over 21 yrs of age and have provided a copy of my driver's license below.



Signature: _____ **Date:** _____

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Payment information

I authorize one credit card transaction for the security deposit of \$250 and another for the total rental fee below.

Rental Dates: Arrival: _____ Departure: _____
Rental rate per night: _____
No. of nights: _____
Cleaning Fee + \$60 _____
Sub-total: _____ x 8.75%
TOTAL: _____

Credit Card Information

Name on Credit Card: _____

Credit card type: **Visa Mastercard Discover**

Credit Card#: _____

Expiration Date: _____ 3-4 Digit code (on back): _____

Renter Information

Address: Street: _____ City: _____

State: _____ Zip: _____

Phone: _____ - _____ - _____ Mobile: _____ - _____ - _____

E-Mail Address: _____

Total # of Guests: _____ Adults: _____ Children: _____ Ages: _____

How did you hear about us?

- VacationRentals.com
- VacationRentals411.com
- BigBearCondoRental.net
- HomeAway
- Other _____

Signature: _____ **Date:** _____

*To secure your booking, please fax or scan this document to:
Secure Fax: 1-909-752-5341 or send to **info@bigbearcondorental.net***