

## Tenant Agreement

We look forward to your visit to Brian Head and to this beautiful property. So that you will know our policies in advance, please read the following information carefully. If you agree to these terms and conditions, please sign, date and return a copy to us via e-mail or by fax to secure your reservation.

Half of the lodging total, \$\_\_\_\_\_, is due one month prior to your arrival and the remaining balance is due two weeks prior to your arrival date. If you find it easier, we will gladly accept all of your rent at once! In any event, all fees are due two weeks prior to your arrival. **Your security deposit of \$\_\_\_\_\_ is due along with a signed Tenant Agreement Form to guarantee your reservation.**

**If you need to cancel your reservation you must cancel two (2) weeks in advance of your arrival date. If you do not call to cancel, or if you do not show for your reservation, 40% of the total amount of the rental cost will be charged to the credit card. This includes last minute cancellations due to weather conditions, etc... as we cannot control Mother Nature. No refund will be made for emergencies, medical or otherwise, early departure or late arrival.** The security deposit is to offset any damage or loss and should be refunded to you within 30 days of your departure.

**ABSOLUTELY NO SMOKING OR PETS ARE ALLOWED ON THE PREMISES.**

There are simple house rules for you to abide by inside your rental property when you arrive. Please be advised that if you are a smoker and we find any residual odors, smoke related damages or cigarette butts on the property, removal or repair of such shall be your responsibility and paid for through your security deposit. **PETS ARE NOT ALLOWED! NO EXCEPTIONS.** If any damage to the property exceeds the security deposit amount, you are still responsible for all such damage and costs to repair or replace.

**IF YOU ARE RENTING A CONDO** - your rental property is part of a condominium project that may have their own rules and regulations for use of the common areas. Any on-site property managers have the right to advise you of these rules. We have provided a list of them for you in your check in packet.

**Check in is 4:00 PM and check out is 11:00 AM unless other arrangements have been made. Late check out fee (when authorized) is \$95.00 and shall be no later than 2:00 PM.**

We look forward to seeing you in beautiful Brian Head soon!!

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**Sign Name**

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**Print Name**

**Rental Property**

**Dates of Stay**

Lori's Luxury Rentals

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