



The Cozy Cub

Vacation Rental Agreement

This License-to-Occupy Agreement is made by and between **Elizabeth Morgan (Homeowner)** and _____ (**Guest**) as of the date last set forth on the signature page of this Agreement. This license is revocable at the will of the licensor (Homeowner), and creates no legal interest in the property. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property

The vacation rental property is located at: **2443 Elizabeth Drive, Arnold, CA 95223**

2. Maximum Occupancy

For your comfort, we limit guest count to 6 adults and **8 people total** (including children).

3. Term of the rental

The vacation rental lease begins at 4:00pm PT on _____ and ends at 11:00am PT on _____. Failure to adhere to the check-out time will result in an additional late fee set at \$150.

4. Minimum stay

This property requires a 1 night minimum stay. Longer minimum stays may be required during holiday periods or peak season. If a rental is taken for less than 1 day, the guest will be charged the night rate.

5. Rental rules

Guest agrees to abide by the Rental Rules at all times while at the property, and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while residing at the property.

- Guests are requested to do a property inspection upon check-in and report any problems to us immediately so we may address it. Photos and videos are highly encouraged.
- We understand that accidents happen. Please report any damage to the property or its contents to us when discovered.



- The Homeowner reserves the right to immediately terminate this Agreement and remove Guest and their party from the property for violation of Rental Rules with no refund.
- Guest must be 25 years of age or older to rent.
- No Smoking is allowed anywhere on the Property.
- The Check-in and Check-out dates and times must be adhered to unless agreed to in-writing by the Homeowner or an Early Check-in/Check-out upgrade has been purchased before the check-in date.
- No Events allowed.
- Local ordinances forbid loud noises/music between the hours of 10:00pm and 7:00am.
- Bears frequent the area, so do not leave any food/trash in your car or on the deck during your stay.
- The Property is not "Child Proof" and therefore Guest is solely responsible for ensuring the safety of any children traveling with them. Poisonous cleaning products and uncovered electrical outlets are within reach.

6. Access

Guest shall allow Homeowner access to the property for purposes of repair, inspection, or emergency.

Homeowner shall exercise this right of access in a reasonable manner by giving at least 2 hours notice (unless in case of emergency).

7. Rental Rates and Fees

Payment in Full is due at the time of booking in the amount of: _____

In addition to a Nightly Rate, the following fees apply:

- Cleaning Fee: \$150 per stay
- Damage Protection: \$59 per stay
- Early Check-in Optional Upgrade: \$50
- Late Check-out Optional Upgrade: \$50



- Unauthorized Late Check-out Fee: \$150

8. Pet Policy

We are delighted to welcome your furry friends to our home! To ensure a comfortable stay for everyone, we kindly ask you to follow our pet policy:

- Accepted Pets: Dogs only, limited to 2 dogs under 20 lbs.
- Unfortunately, we cannot accommodate cats or other pets.
- Cleanliness: Guests must clean up after their dogs both inside and outside.
- Please use the Bearbox to dispose of all waste to protect the natural environment and local wildlife.
- Supervision: Dogs must not be left unattended unless they are securely crated indoors.
- For their safety and the care of our home, dogs are not allowed on furniture or bedding.
- Damage Reporting: Guests are responsible for any damages caused by their dogs.
- Please report any incidents or damage immediately so we can address it promptly.
- Consideration for Neighbors: Excessive barking or disruptive behavior is not permitted.
- Please be mindful of our neighbors and the peaceful nature of our community.
- Additional Fees: A pet fee per stay will be applied to cover additional cleaning and maintenance.
- Additional fees may apply for unreported damages or excessive cleaning needs.

We hope you and your pets enjoy your stay while respecting our home and policies. Thank you for your cooperation!

9. Cancellation Policy

100% refund within 24 hours of initial booking. Full refund up to 30 days before check-in. After that, there is no refund.

10. Insurance

We encourage all renters to purchase traveler insurance in case of unforeseen circumstances, accidents, or other issues that may prohibit Guest from traveling or fulfilling rental terms.



We suggest [TravelProtection](#). Click this link and you'll be able to get an instant quote and purchase your coverage directly with Nationwide.

11. Payment

Acceptable payment methods are: PayPal/Zelle/Venmo.

By my signature below, I hereby give permission to charge my credit card for the amount in my Reservation and for any additional fees incurred as stated in this Agreement. I understand the cancellation policy and have read my rights to purchase Travel Insurance.

Full Legal Name: _____

Signature: _____

Address: _____

Email: _____

Phone: _____

Number of Guests including yourself: _____

Names and ages of all guests: _____

☐ **Electronic Signature Consent**

By checking here, you acknowledge you have read and understand the above terms, and are consenting to the use of your electronic signature in lieu of an original signature on paper. You have the right to request that you sign a paper copy instead. By checking here, you are waiving that right. After consent, you may, upon written request to us, obtain a paper copy of an electronic record. No fee will be charged for such copy and no special hardware or software is required to view it. Your agreement to use an electronic signature with us for any documents will continue until such time as you notify us in writing that you no longer wish to use an electronic signature. There is no penalty for withdrawing your consent. You should always make sure that we have a current email address in order to contact you regarding any changes, if necessary.