

Hansen Hollow LLC

1248 Beverly Way
Bountiful, Utah 84010

Contact: Linda Gee

Phone: 801-518-2082

Rental Contract

This Rental Contract is binding on both the **LESSOR** and the **LESSEE**, and defines the legal rights and obligations of both parties. For clarification in this document, the **LESSEE** is the person renting the property under this Rental Contract from the owner, who is the **LESSOR**.

This agreement made this _____ day of _____, 20____ between Hansen Hollow LLC, (Lessor) and

Name _____ Phone # _____ Cell # _____

Current Address _____

Drivers License # _____ State issued _____

(Please provide a copy of your driver's license)

Concerning the property located at: 4935 North 3100 East Liberty, UT 84310

Total People in renting party: Adults _____ Children _____

(No more than 20 total)

Rental period begins at 4 p.m. on _____, 2016 / 2017 and ends at 11 a.m. on _____, 2016 / 2017

Deposit \$500 (see contract)

Rates:	Jan. 6 th – March 31 st	June 1 st – Aug 31 st	\$550 a night	4 night minimum
	Apr. 1 st – May 30 th	Sept. 1 st – Dec 21 st	\$450 a night	4 night minimum
	Dec. 22 nd – Jan. 5 th		\$650 a night	5 night minimum

Rental Rate per Day is \$ _____ a night X number of nights _____ = Total \$ _____ +

+ \$280.00 House / Pool / Hot tub cleaning

TOTAL AMOUNT DUE: \$ _____ (Balance must be paid 6 weeks before arrival)

To book Hansen Hollow for your next vacation you need to submit:

1. A signed copy of this *Rental Contract*
2. The *Release of Liability* form
3. A copy of your driver's license
4. And the rental deposit check of \$500.00 made payable to **Hansen Hollow LLC.**

Please mail all items to: Hansen Hollow LLC
1248 East Beverly Way
Bountiful, UT 84010

The total rent payment is due 6 weeks before your reservation date.

Terms of the Agreement:

- 1) *The Lessor has the right to inspect the premises without prior notice at any time to enforce the terms of this agreement.* Should the tenants violate any of the terms of this agreement, the rental period shall be terminated immediately. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement.
 - 2) The Tenants shall maintain the premises in a good, clean condition.
 - 3) Pets: We have a strict ***no pet policy*** in the property located at 4935 North 3100 East Liberty, UT 84310. (Please do not disregard this policy, as it will result in an additional fee.) Out of respect of the property owners and guests with allergies, we cannot make an exception no matter how small or well behaved the pet. If evidence of a pet is discovered, tenant will be responsible for the costs of fumigating and deep cleaning the property for fleas, cleaning and repair of any damaged property. This charge is never less than \$500.00 and can be more depending on damages. *Pets are not allowed outside the property either. Exception is 5 or fewer horses in front pasture with permission.*
 - 4) Smoking: We have a strict no smoking policy in the home including the pool room. Smoking is allowed outside on the porches and decks but not inside the home. (Please do not disregard this policy, as it will result in a fine of at least \$500.00)
 - 5) Under No circumstances are illegal drugs allowed on the premises. Any violation of this policy will be prosecuted to the full extent of the law. Any damages resulting from violation of this rule will result in loss of deposit, prosecution, all attorney fees and all clean-up costs. Regular drug testing of the property is conducted.
 - 6) Fireworks: No firearms, firecrackers, fireworks or explosives of any kind are allowed to be discharged in or outside on the property. Repairs to the home or property caused by the use of any of these items will be billed to the renter occupying the home at the time the damage occurred.
 - 7) Tenants shall pay for any damages to the house and property above normal wear & tear.
 - 8) Tenants shall not sublet the property.
 - 9) Tenants shall dispose of all waste material generated during the rental period in a lawful manner & put the trash in the provided containers.
 - 10) Tenants shall have no more people staying in the unit then what is listed in this contract.
 - 11) Tenants shall behave in a civilized manner and shall respect quiet hours after 10 pm.
 - 12) Towels, Linens, dinnerware and other commonly used items will be provided for your stay.
 - 13) Tenants and Tenants Guests shall hereby indemnify and hold harmless the Lessor against any and all claim of personal injury of property damage or loss arising from the use of the premises regardless of the nature of the accident, injury, loss or death.
 - 14) For reservations canceled prior to arrival the full deposit will be returned with a \$25.00 processing fee.
 - 15) For reservations canceled less than 21 days prior to arrival the full deposit of \$500.00 will be forfeited.
 - 16) For reservations canceled less than 7 days to arrival the entire booking will be forfeited. The cleaning fee of \$280 and \$500 deposit will be returned.
- Note: This policy includes last minute bookings.**
- 17) Changes to your booking: If you need to change the date of your vacation we will attempt to accommodate your request however Policy #'s 14, 15 and 16 may apply.
 - 18) Tenants agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by Lessor enforcing this agreement.

- 19) Tenants expressly acknowledge and agree that this Agreement is for occupancy of the Property and that Tenants do intend to make the property a residence or household based upon the lease agreement.
- 20) Malfunctions: We rarely experience outages or problems with the satellite, power, internet, entertainment equipment, hot tub, pool, etc., due to heavy snow storms or other reasons. We do not offer refunds or compensation for these unforeseen issues. We do not guarantee that utilities, appliances or amenities will not fail but we do guarantee that repairs will be made as soon as possible. No refunds will be made due to any failures. Guest(s) understand and agree that there are circumstances beyond the owner's control and no recourse or action can be brought against the owner for these circumstances. For example: malfunction of plumbing or electrical, construction activity, or other situations over which the owner has no control.
- 21) There shall be no refunds of rents because of shortened stays by customer choice nor can we control the weather (lack of snow, excess etc.).
- 22) Hot Tub Usage: Guest(s) agree not to hold Hansen Hollow LLC or the property owner responsible for any accidents, injury or loss of life resulting from the use of the hot tub. The hot tub will be inspected after each rental. **Cover should remain on the hot tub at all times when not in use.** Hansen Hollow LLC is not responsible for injury while using hot tubs. Please consult your physician before entering any hot tub. Pregnant women are advised not to use hot tubs. **DO NOT ALLOW CHILDREN TO PLAY IN THE HOT TUBS OR BE LEFT ALONE FOR ANY REASON.** Do not wear jewelry in hot tubs. We are not responsible for any damage or loss of jewelry of any kind. Do not bring food or drink into the hot tub. Please shower before entering hot tub. Damage to the hot tub will result in the loss of the \$500.00 deposit. Guest is not to drain the hot tub. If there is a problem with the hot tub, notify owner so that it can be taken care of.
- 23) Swimming Pool Usage: Guest(s) agree not to hold Hansen Hollow LLC or the property owner responsible for any accidents, injury or loss of life resulting from the use of the swimming pool. The swimming pool will be inspected after each rental. **Cover should remain on the pool at all times when not in use.** **Pool temperature should not be turned higher than 87 degrees.** Hansen Hollow LLC is not responsible for injury while using the pool. **DO NOT ALLOW CHILDREN TO BE LEFT ALONE FOR ANY REASON.** Do not wear jewelry in the pool. We are not responsible for any damage or loss of jewelry of any kind. Do not bring food or drink into the POOL. Please do not bring glass or other breakable or sharp items into the pool room. Please shower before entering the pool. Damage to the pool or not following the above pool usage rules will result in the loss of the \$500.00 deposit. If there is a problem with the pool, notify owner so that it can be taken care of.
- 24) Only legally owned and permitted firearms shall be allowed on the premises according to State and local laws and tenant agrees to abide fully.
- 25) Tenant shall use the property for legal purposes only and other use, such as but not limited to, illegal drug use, abuse of any person, harboring fugitives, etc shall cause termination of this agreement with no refund of rents or deposits.
- 26) Tenant agrees to not access the "owner's closet" even if left unlocked by accident, which contains cleaning supplies, clean towels and linens for the next guests which sometimes occur on the same day you check out so it's very important these are not used.
- 27) Tenant acknowledges strict check out time of no later than 11am. Otherwise, a \$135.00 fee will be assessed as it interrupts with the time needed for our cleaning staffs to prepare and maintain their working schedule in order to not only provide you a good stay but future guests as well.
- 28) The home has fire extinguishers. It's recommended that you locate this upon arrival as well as emergency exits. The fire extinguisher was fully charged at last inspection. It is the duty of the tenant to inform management immediately if you should find extinguisher becomes less than fully charged. Tenant agrees only to use the extinguisher for true emergencies.
- 29) The property has smoke detectors installed and they are believed to function properly at the time of the rental. Tenant should notify management if an alarm "chirps" for this means that the battery is low and needs replacement.
- 30) Lessee is advised that there are carbon monoxide detectors on the property but acknowledges and accepts the risk of detectors not functioning properly.

- 31) Although this area is very safe, lessee shall see to their own security while on the property by locking doors, windows, garage doors, etc. when it's prudent to do so.
- 32) Satellite T.V. is provided and service level has been chosen by the Lessor. No refund of rents shall be given for outages, content, lack of content or personal preferences with regard to cable T.V. service.
- 33) High speed wireless internet is provided as a convenience only. No refund of rents shall be given for outages, content, lack of content, speed, access problems and lack of knowledge of use or personal preferences with regard to internet service.
- 34) You will be provided a code for the garage as well as an opener and 2 sets of keys. All items are to be returned exactly where you found them or a key charge of \$50.00 per key and opener charge of \$150.00 will be charged.
- 35) Items Left at Property: Please make sure you get all your personal items when leaving the property. If you leave something at the property, please call owner immediately and we will try to locate it for you. We cannot be responsible for any personal items left at the property. If lessee wants items to be shipped there will be a \$25.00 service charge + shipping costs deducted from the deposit. If deposit is lost due to property policy violations then the \$25.00 service charge and shipping costs must be paid in advance before items will be sent. Lessors shall not be held liable for conditions of said items.
- 36) Thermostats should NOT be turned to the "OFF" position when you leave. This can freeze the pipes and cause SEVERE damage that you will be liable for if we find it shut to the off position and severe damage occurs. Please follow instructions above Thermostats.
- 37) Payment: If tenant check is returned for NSF there will be a \$75.00 service charge. Access will not be issued until the check has successfully cleared the bank.

(We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ **Date** _____

Lessor _____ **Date** _____

Please make checks out to: Hansen Hollow LLC

**Mail to: Hansen Hollow LLC
1248 Beverly Way
Bountiful, UT 84010**

Once the check clears, we will send the code for the door and your check-in instructions. Thank you!