

Aspen Ray Lodge

3769 W. Gordon Creek Road
Price, Utah 84501
(435)650-3420

Day Use RENTAL CONTRACT ***Please sign, initial and return***

M&M Enterprises
3321 W Gordon Creek Road
Price, UT 84501
(435)650-3420 (435)820-6870
aspenraylodge@gmail.com

Name: _____
Address: _____
City, State, Zip: _____
Cell Phone: _____
Email: _____

CHECK IN DATE: _____
CHECK IN TIME: 10:00 AM
CHECK OUT DATE: _____
CHECK OUT TIME: 12:00 MIDNIGHT

Type of Event/Use: _____

Total rate \$ _____
Tax 10% \$ _____
Other fees \$ _____
Subtotal \$ _____
Deposit \$ _____

Pay with cash, check, Money Order or Cashier's Check
made to M & M Enterprises (no card services at this time)

30% of subtotal is due up front to secure reservation

Security deposit \$ 500
Remaining \$ due \$ _____

Separate check required 30 days prior to arrival date.
I will send a check, Money order or Cashier's Check for the
remaining balance. Due 30 days prior to reservation.

Please Initial _____

1. Security Deposit: A separate check in the amount of \$500 will be sent by guest along with balance due to be held as a security deposit by M & M Enterprises. After guest departure, the unit will be inspected. If the inspection reveals no damage or theft of rental property, or violation of rules, the security deposit check will be returned within 30 days of the last date of occupancy.

2. Cancellation Policy: No refund of deposit will be given within 45 days prior to check-in date. Prior to 45 days of check-in date, 50% of deposit will be refundable.

3. Inventory Damages: All missing, broken or damaged articles described in the inventory furnished to the Tenant(s) by Management, shall be replaced and shall be deducted from total security deposit. If the security deposit does not cover the entire cost of replacement of any missing, broken or damaged articles, tenants hereby agree to pay the amount that is necessary to replace said article. Tenant is held responsible for all damages to furnishings on the premise caused by the Tenant negligence, or that of their guests, including fire damage. Expenses of damage caused by stopping up or plugging of waste pipes or overflow from bathtub, toilets or wash basins, dishwasher, washer, kitchen or any other sink must be paid by Tenants as well as damage to building or furnishings.

4. Disclaimer of liability: Management and Owner will not be liable or responsible in any way for loss or damage to any article belonging to said Tenant(s) located on said premises under control of Management.

5. Rules and Regulations:

***NO DOGS, CATS, REPTILES, BIRDS OR OTHER ANIMALS WILL BE ALLOWED IN OR ON THE PREMISES OR GROUNDS AT ANY TIME.** An additional cleaning fee of **\$350** will be charged if there is any evidence of pets inside or outside. Please notify all members of your party.

*Violation by the tenant(s) of the city, state or national laws shall be deemed sufficient cause for immediate termination on Tenancy by the Management.

*Any disorderly conduct by Tenant(s) that disturbs the peace shall be cause for immediate termination of tenancy.

*Tenants acknowledge that they read the house rules which are attached to this contract and posted on premises, and agree to abide herewith together to other such rules and regulations set up by Management.

***SMOKING OR ALCOHOL:** Smoking allowed in designated outdoor areas ONLY. An additional fee of **\$500** additional fee will be charged for alcohol use of any kind. Prior permission and payment required.

***NO FIREWORKS** are allowed anywhere on the Property without prior permission. Wedding sparklers, July 4th activities, etc. will be considered.

***NO TRESPASSING:** Tenant is allowed within designated property only and may not enter fields, sheds or other structures in the area.

***Renter must be at least 21 years of age.**

***Please make sure that all children have adult supervision during your stay.**

Initial: _____

6. Personal injury: All effort is used to deem the property safe for visitors. Please notify us immediately if you find anything on the property that needs attention. Any personal injury caused by negligence, lack of supervision to minors, carelessness, recklessness or not abiding by the stated rules will not be the fault of Management. There will be no responsibility taken by the Management or monetary help with any expenses incurred through medical care.

7. Right to Inspect: Management reserves the right to enter the premises at all reasonable times for the purpose of inspection, repairs, or disturbances. Management may enter premises at any time after vacating notice has been given. Said vacating notice to be given in accordance with terms of this contract.

8. No Waiver: Nothing contained in this contract shall be construed as waiving any of the Management rights under state laws governing this Tenancy.

9. Cost of Enforcement: In the event of failure to perform the rights and covenants herein and set forth, the defaulting party shall pay all costs, expenses, and reasonable attorney fees resulting from the enforcement of this contract or any rights arising out of said breach.

10. Removal of Tenants Property: Tenants shall remove all personal property at the time of vacating the premises. Any and all personal property left in or about the property and not removed when vacating shall be disposed of as provided by law without liability to Management.

11. Cars and Parking: Parking is provided on and along graveled roadway. No parking of vehicles is allowed on lawns at any time.

12. Service charge: A service charge of thirty dollars (\$30) will be charged on returned checks.

Signature of Tenant

Date

PLEASE SIGN AND RETURN ONE COPY