

# Aspen Ray Lodge

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

## OVERNIGHT 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: 4:00 PM  
CHECK OUT DATE: \_\_\_\_\_  
CHECK OUT TIME: 12:00 NOON

Number of Nights: \_\_\_\_\_  
Anticipated Number of guests: \_\_\_\_\_  
\*Maximum Overnight Occupancy 32\*

Total rate \$ \_\_\_\_\_  
Tax 10% \$ \_\_\_\_\_  
Subtotal \$ \_\_\_\_\_  
**Reservation \$ \_\_\_\_\_**

**30% of subtotal is due up front to secure reservation**

Security deposit \$ 500 Separate check required 30 days prior to arrival date. Will  
Remaining balance due \$ \_\_\_\_\_ not be cashed unless or damages are assessed.

I will send a check, Money order or Cashier's Check for the remaining balance. Due 30 days prior to reservation date. Card payments not available yet.

Initial \_\_\_\_\_

\*Pay with Check, Money Order or Cashier's Check made to M & M Enterprises

This contract to serve as a legally binding agreement between M & M Enterprises (heretofore referred to as "Management") and \_\_\_\_\_ (heretofore referred to as "Guest(s)").

**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 lodge will be inspected. If the inspection reveals no damage, theft of rental property, or violation of rules, the check will be returned within 30 days of check out.

**2. Cancellation Policy:** No refund of deposit will be given within 45 days of check-in date. Prior to 45 days before 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 Guest(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, guests hereby agree to pay the amount that is necessary to replace said article. Guest is held responsible for all damages to furnishings on the premise caused by the Guest negligence, or that of their guests, including fire damage. Expenses of damage caused by stopping of waste pipes or overflow from bathtub, toilets or wash basins, dishwasher, washer, kitchen or any other sink must be paid by Guest(s) 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 Guest(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 guest(s) of the city, state or national laws shall be deemed sufficient cause for immediate termination of tenancy by the Management.

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

\*Guests acknowledge that they have 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 AND ALCOHOL:** Smoking allowed in designated outdoor areas ONLY. An additional fee of **\$500** 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 4<sup>th</sup> activities, etc. will be considered.

**\*NO TRESPASSING:** Guest 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:** Every effort is made 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 for expenses incurred through medical or other care.

**7. Right to Inspect:** Management reserves the right to enter the premises at any reasonable time for the purpose of inspection, repairs, or disturbances.

**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 Guests Property:** Guests 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.

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Signature of Guest

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Date

**PLEASE SIGN AND RETURN ONE COPY**