

Idaho Guest Ranch Lease Agreement

1) **CHECK IN TIME: As agreed on case by case basis.**

2) **TRAILERS**, campers, and tents may be brought in and used for accommodating additional persons with permission only. Additional charges may apply.

3) **IMPORTANT INFORMATION**

Ranch House "IS NOT" equipped with private toiletries like bar soap, shampoo and conditioner for the bath/showers, and detergent for the washer. Bring these items with you. Make sure and give everyone in your group a copy of the lodging agreement terms so they are informed of rules and information pertaining to this property you are renting.

Ranch House "IS" equipped with: Bedding, pillows, towels, pots & pans, dishes, toilet paper, paper towels, garbage bags, dish soap, dishwasher soap, propane for gas grill, TV.

4) **PRICES**

Please see www.IdahoGuestRanch.com/rates for up-to-date pricing information for your event.

5) **PAYMENT PROCEDURES**

a. When booking outside the cancellation window (See # 5) final payment is due upon the corresponding cancellation date for your booking and will be automatically charged to your credit card at that time. The same card will be charged that you used to book with unless otherwise agreed upon.

b. When booking within the cancellation window full payment is required unless otherwise agreed upon.

c. It's possible to mail in your payment by check or money order but you will need to call us to book over the phone and a credit card will be needed to hold for the Security Deposit.

d. Rates are subject to change without notice and do not include 8% sales and lodging tax or non-refundable cleaning fee (see # 7).

6) **CANCELLATION POLICY**

Ranch House Policy is 14 days. Large Group Events is 60 days. When canceling outside the designated cancellation window, you will receive a full refund minus the 3% merchant fees to run your credit card. When canceling within the cancellation window the funds you have paid are non refundable unless we can rebook the dates you have reserved. If your dates can be re-booked you will receive a full refund minus a \$75.00 re-booking fee & 3% merchant fee charges.

-When paying by check no merchant fees will be deducted.

7) **SECURITY DEPOSIT**

-The Security Deposit is separate from the nightly rental rate. The Security Deposit will be secured with the credit card you are using to book your reservation. \$500 Ranch House, or \$750 Facility Reservation is required. Our cleaning staff will come in to clean and inspect the unit right after your departure and if no damage or theft is found, and no excessive cleaning needed then nothing will be charged to your credit card.

-If damage or theft has been found you will be notified before anything is charged to your credit card to discuss the situation.

- Please leave the unit as clean as you found it. At departure, you will need to remove all your trash. Please walk around the grounds and pick up any trash and/or cigarette butts that have been deposited during your stay. Excessive cleaning will be charged to your credit card at \$25/hour with a one-hour minimum. Excessive cleaning is considered anything beyond changing bed linens, laundering linens, dusting, vacuuming, cleaning the bathroom(s) and putting away clean dishes.

-Please be honest with us if anything gets broken or damaged during your stay and tell us about it so we are not surprised when we arrive to inspect and clean the unit.

8) **CLEANING FEE** (The cleaning fee will be waived for all stays 5 days or longer.)

The following cleaning fees will be applied.

Ranch House: \$75

Facility Reservations: \$95

A basic supply of sheets and towels, hand soap, toilet paper, dish soap, paper towels, and laundry detergent are provided along with house wares. Each property will be cleaned before and after each reservation. Please leave the unit as clean as you found it. Remove all perishable food items from the refrigerator. All furniture and items should be returned to their original location. Do not make beds that have been slept in.

9) CREDIT CARD

You are providing your credit card number as a guarantee and for payment of rents. You agree to pay all rent and/or any other fees associated with this rental, accept all terms of this rental agreement and accept liability for any damage beyond normal wear and tear during the term of my stay with Idaho Guest Ranch. If you fail to do so, you understand that these costs will be charged to your credit card and all credit card sales are final. Any damages found upon arrival or occurring during your stay must be reported immediately to Idaho Guest Ranch at 208-584-3100. Guests will be responsible for any unreported damages or theft.

10) HUNTING/DISCHARGING OF FIREARMS

No shooting range, or archery ranges are provided. If Guests bring their own firearms and engage in hunting activities they must abide by all local, state and federal government rules and regulations.

IE: Guests must leave the safe zone and participate in the Access Yes! Land or Public land in order to discharge firearms.

11) EVICTION NOTICE

If guests do not obey all government rules and regulations, and/or if we feel damage could occur to the property you will be instructed to depart the property immediately. You will be given 2 hours notice to depart the property.

12) WARNING: NO SMOKING ~ NO PETS

\$300.00 will be automatically deducted from your Security Deposit if you let your pets inside and/or another \$300.00 if the unit smells like cigar or cigarette smoke. All of our accommodations are non-smoking. Smoking outside only. Do not leave cigarette butts on the ground and please dispose of them properly in order to avoid fire hazard.

13) ATV, DIRT BIKE & SNOWMOBILE USERS

When using ATV's, Dirt Bikes and Snowmobiles in and around the facilities, the following rules must be strictly adhered to.

- a. ATV, Dirt Bike and Snowmobiles SPEED LIMIT on all roads within 300 feet of the Ranch House is 10 miles per hour.
- b. NO ATV, Dirt Bike riding is allowed except on designated roads and trails. Contact us before and we will provide you with a list of restricted areas.
- c. ALL local, state, and federal laws applying to the use of off-road vehicles shall be strictly adhered to.

14) REPAIRS

Unfortunately we cannot guarantee the operation of all appliances and amenities. Please report inoperative equipment to Idaho Guest Ranch. We will make every effort to have repairs made as quickly as possible. These failures are beyond our control and no refund or rent reduction will be given.

15) Indemnification & Release of Liability and Assumption of Risk Acknowledgment

The guest agrees to indemnify and hold individual property owner, Idaho Guest Ranch and its employees or agents, free and harmless for any liabilities or any loss or damages whatsoever arising from, connected with, or in any manner related to the rental of premises or use of the property. This includes, but is not limited to, any claim or liability for personal injury or damage or loss of property, which is made, incurred or sustained, by guest or guest of guest, or any occupant's of the premises.

The Guest understands the inherent risks associated with the use of the Property—especially those involving certain activities, including, but not limited to, those activities involving horses, domestic animals, ATV's, water, wild animals/insects, poorly constructed or maintained playground/recreational devices, as well as poorly designed roads, walkways, paths, and fences or any other unlisted activity in which the guest may participate while on the Property.

The Guest understands that those activities associated with the aforementioned, as well as others, are inherently dangerous. And expressly assumes all dangers incident to using the property and hereby releases all claims, including but not limited to, personal injury, property damage or destructions, and death whether caused by negligence, breach of contract or otherwise, and whether for bodily injury, property damage or loss otherwise.

- 16) **IDAHO GUEST RANCH IS NOT RESPONSIBLE** for returning items that have been left behind. Make a thorough inspection inside and outside for any personal items that might have been left behind. For any items that we mail back to you there will be a minimum \$25.00 charge.
- 17) **I HAVE READ AND UNDERSTAND THE TERMS OF THIS AGREEMENT** and do agree to all terms herein.

SIGNATURE _____ **DATE** _____

PRINT NAME _____

UNIT(s) BEING RESERVED _____

RESERVATIONS DATES: FROM _____ **TO** _____

CREDIT CARD # _____ **EXP DATE** _____

Visa, Mastercard

Please call or e-mail us if you have any questions:

Idaho Guest Ranch
 208-584-3100 Office
 208-949-9229 Mobile
www.IdahoGuestRanch.com

Emergency*Ambulance*Fire
*Search/Rescue.....911

Horseshoe Bend Medical Clinic
208-793-2257

Sheriff's Office 208-392-4411

Boise St. Luke's Hospital
208-381-2222

Power Outage -208-388-2200