



Property Address: Provided upon confirmed booking

Property Owner: Dr. Marilyn McGraw

Guest Name(s): xxxxx, xxxxx, xxxxx, xxxxx, xxxxx, xxxxx

Check-In / Check-Out: Check-in is **Month Day, Year after 4:00 pm PST**, Check-Out is **Month Day, Year by 11 am PST**. No Early Check-Ins/Late Check-Outs without written agreement by the Owners. **Please Initial.**_____

Falsified Reservations: Any reservation obtained under false pretense will be subject to forfeiture of deposit and/or rental money. Confirmed Guests: Your reservation is subject to immediate cancellation or additional charges if you have brought more guests than noted above or any animals. **Please Initial.**_____

Maximum Occupancy: 6 persons. **Please Initial.**_____

Animals: Animals, of any type, are NOT ALLOWED on this property including service animals. **Please Initial.**_____

Parking: Six (6) vehicle limit. Vehicles must be parked on the driveway only. Parking on the main community road is illegal and subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. **Please Initial.**_____

Smoking: This is a NON SMOKING/VAPING home. It is prohibited to smoke (marijuana or tobacco cigarettes, cigars, electronic cigarettes, or any similar product generating smoke or vapor). An additional cleaning fee of \$500.00 shall be charged if smoking of any kind occurs in the home. **Please Initial.**_____

Consumption of Alcohol: Is allowed. Guests abusing this privilege, as determined by staff, will be asked to leave immediately without refund. **Please Initial.**_____

Utilities: Electric, propane, water, and secure Internet access, are included with short-term rentals (7 days or less). Rentals of 8 days and more are charged an *Extended Rental Utilities Fee* of \$10.00 per day starting on day 8. Owners are not responsible for unplanned, unavoidable interruptions in utilities, and/or internet services. **Please Initial.**_____

Trash Handling: Please leave all trash in bags either inside the house or in the brown metal animal proof container that is at the end of the driveway behind the house. Make sure the container door is latched shut properly. No trash should be left on the porch, balcony or outside the house at any time during your stay. **Please Initial.**_____

Parties/Weddings: No parties or weddings are allowed during your stay unless expressly authorized by owner prior to arrival. Infraction of this rule will result in loss of your deposit, forfeiture of all monies, and immediate eviction from the property. **Please Initial.**_____

Security Deposit: A \$1,000.00 security deposit is required at time of booking to confirm your booking. The security deposit is **NOT** applied toward your stay. If the booking is cancelled 14 days or less prior to occupancy, the security deposit is not refundable. The security deposit must be made using credit card, PayPal or direct deposit. Payments made with PayPal or credit card option incur an additional 3.1% processing fee that should be added to the \$1,000 reservation deposit at the time of payment (total payment will be \$xxxx.) **Please Initial.**_____

Property Damage/Missing Items: Our staff performs a home inventory prior to each guest(s) arrival and after each guest(s) departure. Guests are responsible for broken or missing items detected after guest(s) departure. You will be notified of any charges and stated charges will be deducted from your security deposit. The security deposit is refundable one week after departure provided the following are met:

- No damage or loss to home or home contents.
- No charges incurred due to contraband, animals, rents, or services rendered during stay.
- Soiled dishes are placed in the dishwasher and cleaned.
- Barbecue grill and utensils are cleaned of all food materials.
- Keys are returned to staff with home left securely locked. There will be a \$50 charge to replace lost keys.
- Please do not walk on the carpet wearing outdoor shoes or light any of the decorative candles (burning of any type of combustible is prohibited including, but not limited to, candles and incense). **Please Initial.**_____

Rental Fees: Rent for a xx night booking is \$xxxx and includes taxes and exit cleaning fees. Payment method is credit card, PayPal or direct deposit. Payments made with PayPal or a credit card option incur an additional 3.1% processing fee. The total to pay with credit card option is: \$xxxx. Full Payment must be received at time of booking. Christmas and New Years bookings are due in full 60 days prior to arrival. **Please Initial.**_____

Cancellations and Compensation: Full refunds will be issued to the original method of payment for cancellations made at least 15 days in advance. There is a \$30 fee for processing cancellations. Payment is required in-full for cancellations or shortened stays within 14 days and no-shows. NOTE: No refunds will be provided for acts of God (e.g., road closures, mud slides, snow/ice storms, power outages, Wi-Fi outages and other instances beyond our control). Travel insurance is recommended to protect your investment and can be purchased through third-party providers to cover your loss-of-use in instances of illness or other life-change events that may affect your ability to use your reservation. McCheek Manor does not provide or purchase such coverage on your behalf. **Please Initial.**_____

Emergency Contact: Staff emergency contact numbers are:
 Marilyn McGraw: 408-340-0561
 Robert Cheek: 408-863-2710

Travel Insurance: Trip insurance can protect your travel/vacation investment in case of trip cancellation, trip interruption, travel delay, baggage loss and more, due to unexpected illness, severe weather, or agency/carrier default and is recommended. **Please Initial.**_____

Good Neighbors: Quiet hours are from 10:00pm to 7:00am. If we receive a complaint from the neighbors, you will receive a verbal warning. If we receive a second complaint from the neighbors, you will immediately be evicted. If law enforcement is called, you will immediately be evicted and be responsible for any fines or charges incurred. **Please Initial.**_____

Assumed Risk: This home is privately owned; Owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. Owners are not responsible for the loss or theft of personal belongings or valuables of guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise. **Please Initial.**_____

McCheek Manor reserves the right to terminate the balance of any guest(s) stay without refund for any behavior that is in violation of the above conditions, or that disrupts the operation of the sanctuary. Guests asked to leave will be charged for the entire reservation. Other fees may be assessed related to missing or damaged property, cleaning fees, and/or loss of room use fees as appropriate and determined by McCheek Manor staff.

Guests: 1. Xxxx 2. Xxxx 3. Xxxx 4. Xxxx 5. Xxxx 6. xxxx

Primary Guest's Signature _____ Date _____

Owner: Marilyn McGraw Direct: 408-340-0561 Main: 503-505-6478

Owner's Signature _____ Date _____