

CAVE CREEK CABIN - SHORT TERM LEASE AGREEMENT

Lease made this date: _____

BY, Paula Dominique, Agent for Jeff Formica hereinafter called the "Landlord/"

WITNESSETH, That the Landlord hereby leases to the Tenant, the premises located at Cave Creek Cabin, Newton County, Arkansas. Check in time is at 2:00 p.m. on

Date: _____ and check out time is at 10:00 a.m. on Date: _____.

The Landlord hereby acknowledges receipt from the Tenant of \$_____ as payment of the initial deposit. This short term rental lease will serve as a receipt thereof. Rental details:

Rent \$_____, Tax \$_____, Security/damage \$150 (refundable) on or before date:_____.

The following main tenancy rules apply to this rental lease (additional conditions on page 2):

1. That no more than _____ persons will occupy said premises unless Landlord notified and additional per person fees paid.
2. That no pets will be permitted unless agreed to and a fee of \$35/pet/stay is paid.
3. That the Tenant is an adult of at least 25 years of age and will be responsible for all damage or breakage and/or loss to the premises.
4. That the Landlord will provide linens and towels except for basement (bunk house) beds.
5. That the Premises is a non-smoking property
6. That a 25% non-refundable deposit is due to reserve dates and that any cancellations within 21 days of planned occupancy date are non-refundable. (Landlord will work with Tenant to find equitable replacement dates)
7. That Landlord will return security/damage deposit within 10 days from end of rental period.

Landlord: Paula Dominique
Address: P.O. Box 62
Cecil, AR 72930
Phone: 1-800-763-2827

Tenant: _____
Address: _____

Phone: _____

BINDING EFFECT:

The provisions of this rental agreement shall be binding to the benefits of both parties upon signing the agreement and the receipt of rental deposit.

Tenant: _____ Date: _____

Additional tenancy rules that apply to this rental lease:

1. Tenant's Liability. Tenant agrees to accept liability for all damages caused to the property (other than normal use) by Tenant or Tenant's guests. If damages are in excess of security deposit, Tenant agrees to reimburse Owners for all cost incurred to repair or replace the damaged item(s).
2. Owners do not assume any liability for loss, damage or injury to any persons occupying property or the personal property of such persons. Tenant agrees to use caution when occupying property and ensure appropriate supervision of children.
3. Renters are recommended to bring their cell phones, as there is no phone service in the house.
4. We ask that you leave the house in the same good condition as you found it upon arrival, and that you not take the liberty of moving the furniture during your stay.
5. Owner strives to maintain property in optimum working condition, but appliances and mechanical problems can arise. No refunds will be given for short-term appliance or mechanical failures. Should a mechanical malfunction occur during your stay, please notify Landlord for prompt action to be taken.
6. Blankets, covers, sheets, pillows, pillow cases, and towels provided for king bed in master, two double beds in loft, and two sleeper sofas (one in den and one on the other side of loft). You must provide your own sheets, pillow cases, and towels for the bunks (5 twins and 1 double), we provide covers and pillows. Many guest bring sleeping bags for the bunks. Cookware, utensils, dishes, flatware, microwave, small crockpot, toaster oven, griddle, coffee maker provided. There is a fullsize outdoor charcoal grill for cookouts. Bring your own fuel, charcoal, firewood and food as Mt. Judea is the nearest town and only has a convenience store.
7. Your full damage/security deposit will be refunded within 10 days of your check out date if:
 - You abide by the rules and regulations in this lease.
 - All trash is removed.
 - All dishes washed and put up.
 - Linens are undamaged.
 - There is no damage or excessive cleaning required because of your rental.
 - There was no smoking inside house.
 - All keys returned.
8. A full forfeit of property security deposit applies if evidence of smoking inside house was found, or there is evidence of pets (unless a pet fee was paid).
9. We make every effort to minimize trash issues and to properly dispose of and recycle refuse. We appreciate your help in this matter and ask you to haul out any trash you are able to manage. By separating into appropriate containers, you may find you can handle the dry paper trash and we'll take care of the wet and recycling. Thank you.