

CAVE CREEK CABIN - SHORT TERM LEASE AGREEMENT

Lease made this ____ day of _____, 20____
BY, Paula Dominique, Agent for Jeff Formica, hereinafter called the "Landlord."

AND, _____, hereinafter called the "Tenant(s)."

WITNESSETH, That the Landlord hereby leases to the Tenant, the premises located at Cave Creek Cabin, Newton County, Arkansas.

Check in time is at 3:00 p.m. on _____, 20____ and check out time is at 10:00 a.m. on _____, 20____. Early check in or late check out is not permitted without prior permission of the management.

The landlord hereby acknowledges receipt of \$_____ for rent and \$_____ security/damage deposit. Tenant may sign and mail or verbally agree to this lease via email upon receipt.

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

1. That no more than _____ (__) people will occupy said premises.
2. That no pets will be permitted unless Landlord approves and applicable pet fees are paid.
3. That no atv or 4-wheeler vehicles will be permitted due to WMA and county restrictions.
4. 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.
5. That the Landlord will provide linens and towels EXCEPT for basement (bunk house) beds.
6. That the Premises is a non-smoking property
7. 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)
8. 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

Tenant(s):
Address:

Phone: 1-800-763-2827

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. Tenant agrees to act responsibly toward neighbors and not to trespass on private property near the cabin. If unsure, assume it is someone else's property - respect all fences.
4. Renters are recommended to bring their cell phones, as there is no phone service in the house.
5. 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.
6. 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.
7. 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 living area one in the loft area). You must provide your own sheets, pillow cases, and towels for the bunks (regular size mattresses on 5 twins and 1 double), we provide covers and pillows. Many guests bring sleeping bags for the bunks. Cookware, utensils, dishes, flatware, microwave, small crockpot, toaster oven, griddle, coffee maker provided. Large groups may wish to bring paper plates, cups, etc., to reduce dishwashing time. There is a fullsize outdoor charcoal grill for cookouts. Bring your own fuel, charcoal, firewood and food as the nearest town, Mt. Judea, only has a small convenience store.
8. Drinking water and flashlights for use in emergency power outages are not provided. Please bring your own.
9. 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 bagged and removed to basement bins.
 - 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 are returned
10. A full forfeit of \$150 property security deposit applies if:
 - Evidence of smoking inside house was found.
 - There is evidence of pets (unless a pet fee was paid.)
 - You fail to vacate the premises by 10:00 a.m.