



PO Box 100  
Cedar Ridge, CA 95924  
530-477-9413  
530-477-0886(FAX)

## Cabin Policy and Rental Agreement

between

### Peninsula Family Camping

And Guest name: \_\_\_\_\_

Guest address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Guest contact phone \_\_\_\_\_

Cabin: \_\_\_\_\_ Dates: \_\_\_\_\_ to \_\_\_\_\_ nights rented: \_\_\_\_\_

#### CABIN RATES

\$55 per night (plus 10% occupancy tax) for 1-2 persons age 4 and above.

\$4 each additional person-No charge 3 and under.

No more than 2 adults or 5 persons maximum in Cabins.

#### ADDITIONAL NIGHTLY FEES – as apply

Extra vehicle: \$10 (\$20 maximum) / Motorcycle: \$7

Watercraft: \$6.50

**ABSOLUTELY NO PETS ALLOWED WITH A CABIN RENTAL.**

I agree to accept all terms of this rental agreement listed below and accept all liability for any damage beyond normal wear and tear during the term of my rental. I also agree to abide by campground rules and regulations as posted throughout the campground.

Signature: \_\_\_\_\_ Date: \_\_\_ / \_\_\_ / \_\_\_

### Guest Rental Agreement:

Please sign the agreement form below and submit it to us. You can return this agreement by postal service mail, e-mail, by fax, or in person at time of arrival.

Before you proceed, you must read our legal statement. By making a reservation, you are agreeing and accepting all legal items listed below and hereby **certify that you are at least 21 years of age.**

**RESERVATION REQUIREMENTS/DEPOSITS:** Minimum stay is 2 nights on weekends, 3 nights on holidays. Reservation fee is \$5, per reservation, non-refundable. A deposit in the amount of 50% of the base camping rate, plus its 10% occupancy tax, is required to secure reservation. (All holiday reservations must be paid in full at time of reservation.) Reservations are not confirmed until guest receives confirmation notice. Balance is due upon arrival. Peninsula accepts Visa, MasterCard, American Express, Money Orders, Cash, and Checks drawn on U.S. banks. Checks will not be accepted if reservation is made less than 30 days prior to arrival. Upon receipt of any payments, Peninsula will issue a receipt of deposit/payment including a confirmation and directions to our facilities.

**CHECK-IN TIME IS 5:00 PM** - The key will be made available at time of check-in. Peninsula will use its commercially reasonable efforts to have the premises ready for guest occupancy at check-in time, but we cannot guarantee the exact time of occupancy. Early check in may be available and Guests may call ahead to see if cabin is available.

**CHECK-OUT TIME IS 2:00 PM** - Check-out is strictly enforced so that Peninsula employees have adequate time to prepare the property for the next guest. Please bring keys in the Gatehouse. Unless prior arrangements are made in writing with Peninsula, Guests that do not vacate the rental property by 2:00 PM or in the event Guest return to the premises without the consent of the Peninsula after turning in the keys and checking out, will be charged a fee equal to the rental rate for one (1) day will be assessed to Guest(s).

**SECURITY DEPOSIT** - \$100 required at check-in and must be via a credit card! No checks accepted! The security deposit due is an authorization only (hold) on a VISA or MasterCard credit card (one hundred U.S. Dollars). This authorization will be released within 7 to 10 days of the departure date, provided the keys are returned and there is no breakage or damage to the premises and/or contents, or cleaning costs other than those normally incurred in connection with the occupancy of the premises. Guest(s) acknowledges Peninsula's authority to charge Guest(s) Credit Card for damages to the unit occupied by the Guest(s) and/or his/her Guest(s). Each Guest will be financially responsible for damage done to the property beyond normal wear and tear. If there is damage to a property or its property within, after the Guest(s) departure, the Guest will be notified of any excessive cleaning needed or damages made and the amount will be charged to their credit card. Agent will pursue collection to the fullest extent. Guest(s) will be responsible for any damage caused by Guest(s), guest(s) family, and guest(s) invitees.

**CANCELLATION** - If you cancel prior to 14 days before your first nights stay we will refund your deposit amount, less any non-refundable reservation fees (\$5), and cancellation fees (\$10 per Cabin). If you cancel within 14 days prior to your first nights stay there will be no refund.

**NO SHOW-DELAYED ARRIVAL-EARLY DEPARTURE- INCLEMENT WEATHER** – Any monies paid toward reservation are forfeit. No refunds for unused nights in cabin i.e. delayed arrival or early departure. No rain checks for inclement weather.

**RETURNED CHECKS** - \$35.00 service charge will be incurred for any returned checks.

**SMOKING** – There is no smoking allowed inside cabins, at any time. Outside smoking is permitted, but please do not litter. Failure to obey this rule will result in loss of security deposit and/or charge to credit card.

**NO COOKING OR OPEN FLAME IN CABINS** – Please bring battery-powered lanterns for lighting purposes.

**LINENS** – are not provided, please bring bedding or sleeping bags.

**ALCOHOLIC BEVERAGES** - No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed. Should a Guest(s) or guest of Guest(s) be arrested for underage drinking at the rental unit property or should Peninsula observe a Guest(s) or guest of Guest(s) under the age of 21 drinking alcoholic beverages, this rental agreement may be terminated and the Guests evicted at our option. Illegal drug use is strictly prohibited.

**PETS** – No Pets allowed with a cabin rental (except service animals).

**CLEANING REQUIREMENTS** - Guest(s) are required to leave the property in the same general condition it was when Guest(s) arrived. Peninsula will dust, mop and sanitize cabins upon your departure. If additional cleaning is required, appropriate charges will be deducted from your security deposit. Guest(s) is responsible for any damage, abuse, excessive cleanup requirements, or loss caused by any member of Guest(s) party to the property or its contents during Guest(s) occupancy. Inspectors walk through each property after checkout to ensure the property is left in good order. Peninsula Resort Owners will make that final determination of the necessity of any charges to Guest(s).

**ACTS OF GOD** – Peninsula shall not be liable for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, and inclement weather. NO REBATE OR REFUND will be offered in these circumstances.

**HOUSE PARTIES - ARE NOT ALLOWED!** Rental Guest understands that Peninsula will accept families, married couples, and responsible adults over the age of 21 ONLY. Guests under the age of 18 must be accompanied by a parent or legal guardian. Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of firearms or fireworks is *strictly prohibited*. *Guest(s) certify that they have read carefully the limitations placed on the number of persons permitted to occupy the premises, and agree to abide by such limitations: if not, Guest(s) will be asked to vacate the property which will result in loss of total rental and security deposits with no refund.*

**RIGHT OF ENTRY** - Guest(s) agree that Peninsula reserves the right to enter the rental property anytime to investigate disturbances, check occupancy, check for damage, to make such repairs, alterations or improvements thereto as owners/employees may deem appropriate.

**EXPEDITED EVICTION** - A material breach of this Agreement by Guest(s), which, in the sole determination of the Resort, results in damage to the Premises, personal injury to Guest(s) or others, a breach of the peace, a nuisance to others, or a violation of criminal law or local code, shall be grounds for termination of Guest(s) tenancy. Violation of any of the rules contained here in will result in IMMEDIATE EVICTION and forfeiture of rent and possibly, security deposit. If the tenancy created hereunder is for 30 days or less, the expedited eviction procedures set forth in the Cabins Act will apply. Guest(s) may be evicted under such procedures if Guest(s): (i) hold over in possession after Guest(s) tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Guest(s) tenancy; (iii) fail to pay rent as required by this Agreement, or (iv) have obtained possession of the Premises by fraud or misrepresentation. Any reservation made under false pretenses will result in forfeiture of advance payments and the party will not be permitted to check-in.

**INDEMNIFICATION AND HOLD HARMLESS** - Guest(s) agree to indemnify and save harmless the Owner and Agent(s) for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s). The terms "Agent(s)" and "Owner" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms "Guest(s)," "You," and "Your" as used in this Agreement shall include Guest(s) heirs, successors, assigns, guests, invitees, representatives and other persons on the rental property during Guest(s) occupancy (without regard to whether such persons have authority under this Agreement to be upon the rental property), where the context requires or permits.

**VIOLATING AGREEMENT-** If Guest(s) violates any of the conditions of this Agreement, or general campground rules/policies, Peninsula Resort may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest(s) shall vacate the Premises immediately and forfeit all rents and security deposits.