

Mountain view retreat

Between Mountain View Retreat. as Lessor and

(Guest) _____

(Guest Address) _____

Total # of people to be staying on premises: _____

The term of this lease shall be:

Arrival Date ____/____/____ through the

Departure Date of ____/____/____,

thus being a _____ night stay.

CHECK-IN TIME IS 10:00 A.M.

CHECK-OUT TIME IS 4:00 P.M.

DEPOSIT REQUIRED

\$ 75.00 Cleaning/Damage Deposit (see Cleaning Policy for details)

\$ 300.00 Deposit – equal to one (1) nights stay

\$ 375.00 Deposit due with signed Agreement

RENTAL FEE

\$ _____ Rental Fee \$300 per night up to 12 people ____ nights reserved

\$ _____ Rental Fee \$25.00 per person per night for more than 12 people

\$ _____ 7% Bed tax (equals about \$21.00 per night)

\$ _____ Other Charges: Specify _____

\$ _____ **TOTAL**

\$ -300.00 Less one (1) night included in the deposit_

\$ _____ Total due prior to or upon arrival

SECURITY and CLEANING/DAMAGE DEPOSIT

Guest(s) are required to secure property with a **\$375.00** Security Deposit, see above for breakdown of fees. Security Deposits must be received with signed Rental Agreement in order to secure reservations.

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Cleaning/Damage deposits (\$75.00) will be refunded within ten days of departure if guest(s) have caused no damage or violated any policies. All Cleaning/Damage deposits will be returned to the address specified by the guest on this agreement.

CANCELLATION POLICY

All reservations are subject to a 30 day cancellation policy. If you cancel your reservation 30 days or more prior to the reservation start date, your deposit will be returned. If your reservation is cancelled less than 30 days prior to the reservation start date one night rental (\$300.00) is non-refundable but the reservation may be rescheduled (one time only) within 6 months. Mountain View Retreat cannot refund money due to circumstances beyond our control including inclement weather and other natural occurrences.

ALL CANCELLATIONS MUST BE IN WRITING - MAIL TO:

Mountain View Retreat

516 Pia Lane

Deer Lodge, MT 59722

Please, no Emails. They sometimes aren't received due to "spam" blockers

PETS

We do NOT allow pets at this facility.

LOSSES AND DAMAGES

Any and all damages to the home or negligence resulting in damage to the home or contents will result in costs to repair being deducted from the security deposit or billed to those guest if said damage or loss of contents is greater than security deposit. Guest(s) shall be solely responsible for any property damage, accident/injury to any person or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to Guest(s) use of premises or the items of personal property provided by Mountain View Retreat at Guest(s) request. Guest(s) shall inspect and be familiar with property use and application such prior to using them. Guest(s) hereby agrees to INDEMNIFY and hold Mountain View Retreat harmless of any and all claims including those of third parties, arising out of, or in any way related to Guest(s) use of premises or the items of personal property therein. Guest(s) assumes the risk of injury or other losses relating to any recreational activities or services ordered through the Mountain View Retreat for guest use and will hold OWNER and its Agents harmless with respect there to. Owner and Agent are not responsible for articles left on premises. There will be a \$10 charge in addition to shipping charges for handling the return of any articles found by housekeeping.

SMOKING

1525 Valley View Drive ~ Deer Lodge, Mt 59722

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NO SMOKING is permitted inside the retreat or its buildings. Evidence of smoking may result in partial or complete loss of security deposit. There will be a designated area outside for smokers

CHECK-OUT PROCEDURE

Guest(s) shall leave premises in neat and undamaged condition. All dishes must be washed and put away. All food must be removed from refrigerator and cabinets. All trash removed and placed outside of unit for later pickup. Furniture must be placed in its original location. Doors/windows locked.

RETURNED CHECKS

A \$25 service charge will be incurred for any returned check.

NO EXTRA GUESTS/NO HOUSE PARTIES

Rental Guest understands that we will accept families, couples and responsible adults ONLY. Guest(s) agree that the premises shall not be occupied by more than twelve (12) or the amount of people stated on the reservation. guests will incur a \$25 per person, per night additional charge. Occupancy in use of premises shall not be such as to disturb or offend neighbors. The use of firearms, or fireworks is strictly prohibited.

VIOLATING AGREEMENT

If guest(s) violates any of the conditions of this Agreement, Agent may terminate this Agreement and enter Premises. Upon notice of termination of this Agreement, Guest shall vacate the Premises immediately. By signing this, I have read and fully agree to all the above policies.

_____ (Guest Signature)

_____/_____/_____(Date)

TO SECURE YOUR RESERVATION FOR Mountain View RETREAT

1. Call 1-406-846-1521 to make your reservation
 2. Security Deposit must be made to secure your dates
 3. Mail or Fax Rental Agreement
 4. Pay balance either before or upon arrival.
- All checks are to be made payable to Mountain View Retreat

Mail or Fax to:

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Mountain View Retreat
516 Pia Lane
Deer Lodge, MT 59722
(406) 846-1521
(406) 846-2298 Fax