

Short-Term Rental Agreement

This Short-Term Rental Agreement (the "Agreement") is entered into as of the date of signing by and between the Property Owner, The Wood Lodge, LLC ("Owner") and the Guest ("Guest"). The Owner and Guest agree to the following terms and conditions:

1. Property Details

Address: 32 John Muir Road, Mammoth Lakes, CA

2. Rental Term

The rental period shall be as agreed in the reservation. Exact check-in and check-out dates will be agreed upon by both parties.

3. Rental Rates and Fees

- **Rental Price:**
 - \$600 per night.
- **Security Deposit:** \$300
- **Reservation Deposit:** 50% of the total rental fee is required at the time of reservation. This deposit is non-refundable.
- **Remainder of Rental Fee:** Due 7 days prior to arrival and is non-refundable.
- **Cleaning Fee:** \$250.

4. House Rules

- **Occupancy Limit:** A maximum of 13 people are allowed to stay in the house. Only those listed in the original reservation are permitted to stay. Subletting is prohibited.
- **No Pets:** No pets are allowed on the property.
- **No Smoking:** Smoking is strictly prohibited inside or outside the property.
- **Hot Tub Usage:**
 - Use the hot tub at your own risk. The owner does not take any responsibility or liability for hot tub use. Please see and sign the Hot Tub Addendum.
 - The ground surrounding the hot tub may be slippery; caution is advised.
- **Surrounding Property:**
 - The surrounding property, including stairs and the porch, may be slippery and uneven due to snow and snowmelt. Use caution and proceed at your own risk.
- **Parking:**
 - Parking is permitted only in the parking spaces at street level. Be sure to park to the left of the "Wood Lodge" sign as the arrow indicates and off the street. You may also use the parking area to the left of the driveway for one vehicle.
 - A maximum of 4 cars or 2 trucks are allowed. All vehicles must be off the street and fit in the designated spots.
 - Guests are prohibited from driving up the driveway to the house.

5. Cancellation Policy

- The 50% reservation deposit is non-refundable.

- No refunds will be provided for cancellations or early departures.

6. **Liability**

The Guest assumes all responsibility for their own safety and the safety of their guests while on the property. The Owner is not liable for any injuries, accidents, or damage to personal property occurring during the rental period.

7. **Inspection and Security Deposit Refund**

Security deposit will be refunded within 7 days of checkout based upon inspection of the home.

8. **Governing Law**

This Agreement shall be governed by the laws of the State of California.

Signatures

Owner: Michelle Wood on behalf of The Wood Lodge, LLC. Date: _____

Guest Signature: _____ Date: _____