

DAILY RENTAL AGREEMENT

QUESTIONS? CALL 1-800-231-0691

ADDRESS: _____

DATE: _____

The Tenant(s),

agree to rent the above address on a daily basis for _____ days, _____,
at \$ _____ per day, plus 6.85% Utah State Sales Tax (\$ _____)
and 5.75% Utah Transient Room Tax (\$ _____) for a total balance of
\$ _____, payable by either cashier's check or money order, due by
_____. A security deposit of \$350 payable by either cashier's check or
money order is due by _____.

If the total balance, or the security deposit, is not received by the due dates, owner will cancel contract without notice. Unless authorized by owner in advance, do not send personal checks.

Party is composed of _____ adults and/or _____ children.

No pets of any kind allowed!

To *validate your reservation*, please send the following:

1. Security deposit of \$350.00 as a *separate* cashier's check or money order by _____.
2. Photocopy of Tenant's driver's license
3. Photocopy of Tenant's major credit card
4. The signed rental agreement
5. The total balance of \$ _____.

Mail to:

John Collins, 1042 East Ft. Union Blvd., Box 486, Midvale, Utah 84047,

to be received no later than _____. Does not include security deposit.

The Tenant also agrees to be responsible for any and all damage to the premises and furnishings. Tenant understands that (s)he will receive no other deductions, adjustments or compensation due to repairs or interruptions of service. The premises are located in a residential area, and all occupants must comply with all local noise, nuisance and zoning ordinances. No nudity or offensive behavior outside premises or near hot tub. If complaints occur, or pets are brought onto premises, all occupants of the premises agree to vacate premises immediately with loss of entire deposit and rental monies. All vehicles (two car maximum) shall be parked in either the garage or designated areas. Parking on public streets or sidewalk areas is not allowed at any time. Snow removal of driveway, parking areas, and walkways shall not be inhibited.

Tenant agrees that all personal property in the premises shall be housed at the risk of the Tenant. Tenant further agrees not to hold the owner liable in any manner for/or on account of any loss or damage sustained by action of any third party, governmental agency, fire, water, theft, or the elements or for the loss of any articles from any cause, from said home or any other part of said premises. Tenant is responsible for insuring his/her own personal belongings and liability. Garage doors, house doors and window blinds must be closed at dusk. Neither shall Owner be liable for any injury to the Tenant, his/her family, guests, employees, or any person entering the home or premises.

Cancellation Policy: The booking/security deposit of \$350.00 is never refundable if it becomes necessary to cancel reservation--dates can be switched if property is available. Once booked and paid for, 65% of account is refundable if notice is given 45+ days prior to occupancy date. If notice is given 30-44 days prior to occupancy, 50% of account is refundable. If notice is given 15- 29 days prior to occupancy, 35% of account is refundable. Notice of less than 15 days prior to occupancy warrants no refund of account. Date changes subject to availability. Owner reserves the right to supply Tenant with another of his properties if he cannot supply the exact property requested. Owner will notify Tenant immediately if a change is made.

Access to key will be given approximately three days prior to arrival after full payments are received and all requirements are met. Key(s) and garage opener(s) shall be placed on the kitchen counter when Tenant vacates. Generally when the security deposit is refunded, the original payment form, if possible, will be returned by U.S. mail after Tenant's departure.

Signature

Address

City State Zip

Home/Cell Telephone Numbers Business Telephone Number Fax Number

Email address

Acknowledged by John Collins: date rec'd _____