

CORAM RANCH Rental Agreement

CONTRACT

1. PAYMENT- 50% DEPOSIT IS DUE AT RESERVATION, EITHER BY CREDIT CARD OR CHECK.

FULL payment is required thirty (30) days before arrival. If payment is not post marked before 30 days prior to arrival date. The 50% deposit is forfeited and rental will be filled with potential renters. (initial here)_____50 % of total rental cost is required when making reservations .Balance of full payment is required thirty days before arrival. If full payment is not post marked before 30 days prior to arrival date. Deposit is forfeited and rental will be filled with potential renters.

2. CANCELLATIONS- A ninety (90) day notice is required for cancellation. Cancellations before 90 days of arrival date will be refunded if we can rebook, minus \$200 cancellation fee. Cancellations or changes that result in a shortened stay or that are made within 30 days of arrival date, forfeit the deposit payment. Cancellation or early departure does not warrant any refund of rent or deposit. If payment is not received in mail then full amount of rental costs will be put on credit card. unless otherwise stated through management.

3. MAXIMUM OCCUPANCY-depending on rental, please clear with management

4. Single homes rented when available.

5. INCLUSIVE FEES-Rates include a one-time linen & towel set-up.

6. NO DAILY HOUSEKEEPER SERVICE- While linens and bath towels are included in the home, daily housekeeper service is not included in the rental rate. We do not permit towels or linens to be taken from the home. Towels are available at ranch office.

7. RATE CHANGES- Until confirmed, rates subject to change without notice.

8. FALSIFIED RESERVATIONS- Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and /or rental money, and the party will not be permitted to check-in.

9. WRITTEN EXCEPTIONS- Any exceptions to the above mentioned policies must be approved in writing in advance.

10. General Policy: Coram Ranch assumes no liability or responsibility for guest valuables, damages, expenses, or inconveniences, not for loss, injury, death, or damage to any persons or

property during your stay or in transit to or from said ranch or for any cause whatsoever due to delays, cancellations, due to nature, mechanical breakdown, strikes or acts of God. (Initial here)_____

We reserve the right to refuse services, or ask a guest to leave immediately due to disruption or disregard for the premises or the policy.

By signing below, I agree to all terms and conditions of this agreement.

Signature_____ Date_____