



Elk Meadows Lodge, LLC
5371 Treasure Canyon
Helena, MT 59602
Email info@elkmeadowslodge.com
phone 406-443-7894 or 406-431-1474

RENTAL AGREEMENT CONTRACT
Elk Meadows Lodge

Name : _____

Address : _____

Phones : Home # _____ Fax # _____

E-mail : _____

Dates Requested :

Arrival: _____

Departure: _____

Check-in: after 2:00 p.m.

Check-out: before 11 a. m.

Name and address of each person who will be staying at Elk Meadows Lodge during your tenancy (no access permitted by anyone not listed below):

Individual 2

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 3

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 4

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 5

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 6

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 7

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 8

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 9

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 10

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

Individual 11

Full Name: _____

Address: _____

City, State, Zip: _____



Phone Number: _____

Individual 12

Full Name: _____

Address: _____

City, State, Zip: _____

Phone Number: _____

RATES

Rates in US dollars and are for accommodations, including furnishings, linens and towels. We have a twelve person maximum occupancy. No pets and no smoking.

Total rent : \$ _____

Rental deposit : \$ _____

Balance due \$ _____ due

RESERVATION & PAYMENTS

Payment Option : Credit Card or Money Order. A deposit of 50 % is required to confirm the reservation. The balance of the rent is due thirty days prior to date of occupancy. Reservations made less than 30 days in advance of the date of occupancy must be prepaid in their entirety.

SECURITY / DAMAGE DEPOSIT

A security/damage deposit of US \$1,200 will be held but not charged on your credit card upon arrival. The deposit is to ensure against damage to the property, and will not be charged if the property is left in the same 'neat' condition it was found at the beginning of the rental period. This damage deposit shall not be construed to limit your liability for damages caused in excess of the security amount.

CANCELLATION & REFUNDS

Cancellations made in writing at least 30 days in advance of the scheduled date of occupancy will result in a charge of one night's rental fee (\$360).

Should the renter cancel a booking less than 30 days in advance of the scheduled date of occupancy, renter will be liable for the full amount of the rental, reduced by any amount

derived from rental of **Elk Meadows Lodge** during the same time period to another party. In any case, a 10% service charge will be applied to such cancellations.

There will be no partial refunds for rental parties smaller than anticipated, arriving late, leaving earlier or 'no shows'.

We have a stringent cancellation policy because we have only one Lodge to rent. We hope that you understand our business position. For protection against cancellation losses caused by unforeseen events, we recommend that guests purchase trip cancellation insurance from a third party.

ELK MEADOWS LODGE LLC'S OBLIGATIONS / GUARANTEE

Upon reservation of **Elk Meadows Lodge** and receipt of full payment, Elk Meadows Lodge LLC guarantees that the Lodge will be available and ready upon arrival, clean and in working order.

If, for some unforeseen reason, **Elk Meadows Lodge** is rendered uninhabitable (destruction, fire etc.) and we have to cancel your confirmed booking, we will attempt to find other accommodations of similar qualities, costs and size. If unable to achieve this, a full refund will be provided immediately. The Elk Meadows Lodge LLC will not be liable to the renter in any way, other than outlined in this paragraph.

RENTER'S OBLIGATIONS

The renter shall not sublet the property and agrees to vacate the property on the date and time set forth in this agreement and to leave the property clean, tidy and in the same condition as it was found when occupancy commenced.

The renter understands, that replacement of broken or missing items as well as extraordinary cleaning* will result in a charge against his security deposit.

The renter and any member of the renting party agrees to indemnify and save the Elk Meadows Lodge LLC harmless, from all expenses, claims, losses actions, damages or liabilities of any description which may in any way relate to or arise from use of the property by the renter or the renter's party.

The renter agrees to act responsibly while on the property, and to exercise appropriate care to ensure against damage to the rented premises.

****Normal cleaning including laundry of linens and towels should not take more than three hours. If more intensive cleaning is required, any addition hour will be charged at \$20/hour.***

GENERAL LIABILITY

Under no circumstances shall the Elk Meadows Lodge LLC be responsible for any personal loss by individuals renting the accommodations, expenses, claims or injury, directly or indirectly caused or incurred before, during or after the renter party's stay in the accommodations and the property upon which the accommodations are located. The property and its amenities are used at the risk of the renter and members of the renter's party, and the Elk Meadows Lodge LLC will not be liable nor accept responsibility therefore, with the exception of damages caused by Elk Meadows Lodge LLC's fraud, willful injury to the person or property of another, or for violation of law, all as provided by 28-2-702, MCA.

Elk Meadows Lodge LLC shall also not be responsible for any temporary defects or shortages, stoppages in supply of electricity, gas, water etc., for reasons that are outside of its control. In the case of any problems in this regard, renter agrees to promptly contact Elk Meadows Lodge LLC at both of the numbers at the top of this agreement and allow a reasonable time for redress.

This agreement shall be construed and governed by the laws of Montana.

Please download and print this contract, fill it out, and fax it with your signature to: 406-449-7589

As confirmation of your reservation we will fax you back the signed copy of your rental agreement/contract a.s.a.p. to the number you indicate. Prior to your visit we will e-mail to you additional information and arriving details.

Signature of Renter(indicates acceptance of terms above and authorization to charge credit card accordingly: _____

Full Name: _____

Credit Card Number: _____

Credit Card Company (We accept Visa or Mastercard): _____

Billing Address: _____

Expiration Date: _____