RENTAL AGREEMENT
TERMS & CONDITIONS

RENTER

Name: _____
Address: _____
City, State, Zip: _____
Home Phone: _____
Cell Phone: _____
Email Address: _____

RESERVATION INFORMATION

Res: #_____
Arrival: _____
Departure: _____
Person(s): _____
Guests: _____

Rent: _____
Tax: _____
Deposit: _____
Cleaning Fee: _____
Total: _____

I, hereby known as Renter, agree to rent from, Pauline & David Davis, hereinafter known as owners, of the vacation property known as "The Bristlecone" located at Wofford Heights, CA 93285.

PAYMENTS

We accept Visa, MasterCard, American Express and Discover for making payments. At this time, we do not accept payments by mail. Your required Security Deposit is due at the time you make your reservation. Your full rental payment is due within one week of your arrival date.

SECURITY DEPOSIT

Your $300.00 security deposit is required to confirm your reservation. This security deposit is held during your stay and refunded within one week of your departure. Security deposit refunds are made after determination that upon departure, you have left the unit and contents in the same condition they were upon your arrival, and there are no outstanding charges such as additional necessary cleaning services and/or repairs that are not considered normal wear and tear. Upon this determination, your refund less any charges will be returned to you within one week from departure. As "The Bristlecone" is a non-smoking vacation home rental, if it is determined that smoking or unauthorized pets were allowed inside the home, your entire security deposit will be forfeited.

RENTAL PAYMENT

Your rental payment MUST be paid in full no later than one week prior to your arrival date. We reserve the right to cancel your reservation if your rental payment is not received one week prior to your arrival date. If this occurs and we have another guest interested in the same timeframe, your security deposit will be refunded.

CANCELLATION & REFUNDS

31 days or more before your arrival date, your Security Deposit will be refunded less a processing fee. 30 days or less before your arrival date, forfeiture of your entire security deposit, unless the home is re-rented for the same timeframe. All requests for credit card refunds as a result of cancellation are subject to a 3% processing fee, or $10, whichever is greater.

TELEPHONES

At this time, only LOCAL telephone service is available. Please bring your cell telephones with you for any long distance calls.

KEYS

After receipt of your rental payment, instructions will be given on how to obtain the keys to "The Bristlecone". Key Replacement Cost: $10.00

PETS

At this time, we did not allow pets. Any pets found to be on the premises or any complaints from neighbors regarding noise or other nuisances may be cause for immediate termination of the lease and forfeiture of the renters entire security deposit.

HOUSEKEEPING

Housekeeping service is available for an additional $25 per hour fee on weekly rentals only. You must notify the owners when you would like the housekeeper to stop by. Housekeeping service is limited to replacing towels, linens, vacuuming and making beds. This is an optional service.

CLEANING

The property will be inspected, cleaned and sanitized after your departure. The $85 cleaning fee you have paid with your deposit will provide for up to 3 hours of normal cleaning so that you can enjoy your vacation to the last minute. You are required to leave the property in the same condition that you received it. Please make sure that the dishes are cleaning in the dishwasher and put away and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit.

MAINTENANCE

Every effort is made to keep the property and its equipment in good working condition. We ask that you please notify the owners immediately of any difficulty you incur during your stay. If you do not inform us, we can not take care of the problem. There will be no refunds given for inoperable appliances or faulty equipment, unfavorable weather, early departures, interruption of utilities, construction in the area or maintenance problems. "The Bristlecone" has been maintained and is in very good condition. Our goal is to keep that way. If you or your guests break something, you will be billed for its repair and/or replacement. We reserve the right to enter the premises during tenancy to inspect, makes repairs, etc. We will strive to keep any interruptions to a minimum. Please be patient.

CHECK-IN AND OUT

Check-In time: 3:00pm **Check Out time: 11:00am**

Any requests for early arrival or late check out, must have prior approval by the owners. Requests may be denied due to cleaning restraints for future arriving guests.

DEPARTURES

Upon departure of "The Bristlecone", the owner or management cleaning crew shall have the right to take immediate possession of the property at check-out time. When checking out:

1) Turn off all fans and lights.
2) Lock all doors and windows.
3) Turn heater setting to off position.
4) Turn off both evaporative coolers.
5) Return key to lock box and please scramble the combination.

RULES & REGULATIONS

Because we love our home, we ask that you and your guests occupy our home in a respectful manner. Please protect the premises and the home contents against any damages, loss or theft with adherence to to laws of the State of California and the rules and regulations of the Lake Isabella area.

The property owners all inclusive will not be liable for any claims, suits, damages, costs, expenses and losses arising from injury to any person of property occurring on or about the premises relating to the rental of this property. Tenants and all other guests will be required to vacate the property and forfeit the rental fee and security deposit if found in violation of rules and regulations and rental agreement policies.

1) No smoking in the home. This is not permitted. At this time, pets are not allowed.
2) No exceeding the occupancy stated on the rental agreement. Use of RV's or any other outside sleeping accommodations on the property are not allowed without prior approval by the owners.
3) Using "The Bristlecone" for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to person(s) less than 21 years of age, is not allowed.
4) You are responsible for yourself and your guests of any damages to the premises rented and to any of the neighboring properties.
5) You and your guests must be quiet, respectful and courteous to the neighbors.
6) You and your guests are limited to the use of the home. The garage, workshop and shed are off limits and are NOT included in your rental agreement. These are storage facilities and are exclusively used by the owners.
7) No littering. Keep trash in the provided covered container. Remember you are visiting an area not far from the wilderness above Wofford Heights. Occasional wildlife such as raccoons, snakes, squirrels and possible coyotes can be seen crossing the roads.

Any infractions to the above rules and regulations will require you and your guests to vacate the premises immediately and forfeit your rental fee and security deposit.

WINTER GUESTS

"The Bristlecone" is in an area of Wofford Heights where it occasionally snows a few inches at a time. However, the Alta Sierra area receives SNOW every year and can be unpredictable. If you or your guests are planning for snowboarding, skiing or playing in the snow, Alta Sierra is approximately 10 miles in the mountains above us. ***PLEASE BE PREPARED WITH 4-WHEEL DRIVE AND CHAINS!***

MAKE YOUR RESERVATION ONLINE AND BY PHONE. A $300 CREDIT CARD DEPOSIT IS REQUIRED AT TIME OF RESERVATION.
FULL RENTAL PAYMENT IS REQUIRED ONE WEEK PRIOR TO ARRIVAL DATE.
DIRECTIONS AND CONTACT INFORMATION WILL BE EMAILED TO YOU.

By renting "The Bristlecone", YOU acknowledge that you have read, accept and agree to abide by our "Terms & Conditions".

I have read and agree to this rental agreement & terms & conditions.

Signature:_____ **Date:**_____

MAIL or FAX TO:

The Bristlecone
c/o Davis Residence
6112 Cliffwood Way
Bakersfield, CA 93306
Tel & Fax # 661-873-0741
Emergency Tel #760-371-5845
Email: thebristlecone@kernvalley.com