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## SHORT TERM CONTRACT

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# CREEKSIDE LODGE

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MAILING: 7362 W. PARKS HWY #397 WASILLA, AK 99623

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977 S KENLAR RD, HOUSTON, ALASKA 99694

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**(907) 315-9545**

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CREEKSIDELODGEAK@GMAIL.COM

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WWW.SUNSETCREEKSIDE.COM WWW.FACEBOOK.COM/CREEKSIDELODGEAK

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This agreement applies to the property located at 977 S Kenlar Rd, Houston, Alaska 99694.

\_\_\_\_\_ agrees to rent this property from \_\_\_\_\_ to \_\_\_\_\_ for a sum of \_\_\_\_\_. A security deposit in a form of a cashiers check of **\$1,000** will be held by the Owner/Manager and will be refunded upon satisfactory return of the property within 14 days.

### **Payment**

Total Due per the schedule below \$\_\_\_\_\_

Deposit to hold the date(non-refundable)      Due Date:\_\_\_\_\_      Amount:\_\_\_\_\_

(50% deposit if under 6 months)      Due Date:\_\_\_\_\_      Amount:\_\_\_\_\_

Refundable Damage Deposit/cashiers check      Due Date: w/final payment      Amount:\_\_\$1000\_\_

25% due in 60 days      Due Date:\_\_\_\_\_      Amount:\_\_\_\_\_



25% due in 180 days Due Date: \_\_\_\_\_ Amount: \_\_\_\_\_

Balance due 30 days before arrival Due Date: \_\_\_\_\_ Amount: \_\_\_\_\_  
Cleaning Fee Due Date: \_\_\_\_\_ Amount: \$375

A SIGNED AGREEMENT AND DOWN PAYMENT MUST BE RECEIVED TO RESERVE YOUR DATE AND TIME!  
Acknowledged, Agreed and Authorized by Primary Contact /

Renter: \_\_\_\_\_ Date: \_\_\_\_\_

Acknowledged and Agreed by CREEKSIDE

LODGE: \_\_\_\_\_ Date: \_\_\_\_\_

Primary Contact: \_\_\_\_\_ Preferred Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Secondary Contact: \_\_\_\_\_ Preferred Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**Checks may be made to :** Creekside Lodge and mailed to ATTN: Shannon Smith 7362 W. Parks Hwy #397 Wasilla, AK 99623. We accept Visa, Mastercard, American Express, Discover. Failure to pay will result in refusal to turn over the property and this lease shall be considered null and void, and the initial deposit shall be forfeited. *Payment of the applicable 50% Rental Deposit amount together with a completed rental contract must be received and approved by Creekside Lodge before a confirmation will be issued. No grace period will apply. Final Payment, consisting of the remaining balance, must be received by Creekside Lodge at least (30) days prior to guest arrival (or immediately if booked less than thirty(30) days in advance of guest arrival.) Failure to make final payments on a timely basis will make reservation subject to automatic cancellation.*

Lodge reservations are subject to a 5% bed tax and a 2% city tax as well as a \$375 cleaning fee.

- Check-in time is 3:00pm
- Check-out time is 11:00am
- An optional late-checkout at 1:00pm is available for an additional fee
- **Cancellation:** 50% Refund minus **administrative fee of \$125** if cancelled 90 days before arrival.

**Security Deposit:** Guests are required to make a Security Deposit in the form of a Cashiers Check of \$1,000 to protect against any damages to and/or loss of items from the property and to



assure payment of items to the guest account. The Deposit will be held in Creekside Lodge account and will be returned, minus deductions, not later than 14 calendar days after the termination of the agreement. We must give you a written statement at that time explaining any deductions. Deductions can be made for the following reasons: to repair or replace anything that is damaged or missing; to pay any and all amounts due. Additional cleaning expense or to clean excessive dirt (ie. Stained carpets, furniture, walls, appliances, etc.) And put the things in it, in the condition when you moved in. If your deposit is not enough to cover all the damages and costs, you must pay the extra amount, including attorney's fees, if necessary, you authorize us to charge the credit card you provided.

***Treatment of Property:***

Certain rules apply during use of the property. The unit is furnished and includes appliances. These items must be treated respectfully. Additionally, the following rules must be strictly obeyed. Renter agrees to: Not tamper with Heat controls, leave the premises in the same order and cleanliness as found; no smoking, **Smoking Fee \$500**; (smoking permitted outside) no pets allowed; to use credit card or call collect for all long distance phone calls; to return keys to Owner/Manager on departure **Lost Keys \$150 fee**, lock all doors and make sure all windows are closed and locked, not to exceed the maximum people for sleeping accommodations provided. No fireworks on Deck, Please leave home in same condition, as it was accepted. ( ie. No rearranging furniture etc.) There will be a **\$500 fine for animals** in home or on property or smoking in the home or near windows or doors. There will also be a charge for additional guests/ parties etc.

Failure to maintain the property will result in forfeiture of the Creekside Lodge. Likewise, infractions to these rules may result in the renter being asked to leave.

***Cleaning:*** The renter will be responsible for keeping the unit clean to the best of his or her ability. This includes taking all linens off the beds and pile towels in bathroom when departing. A cleaning fee of **\$375** will apply in order to ready the Creekside Lodge for new renters.

**Owner Agrees to:** Provide all utilities, trash removal, snow removal, and if unit is equipped with a telephone, local service only; provide all kitchen equipment, dishes and linens.

**Limitation of Liability:** Under no circumstances shall Creekside Lodge be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, howsoever caused or incurred whether arising in contract or otherwise in law or equity as a result of rendering of the services or accommodations as described without restricting the generality of the foregoing as a result of any delay(s), rescheduling(s) or changes in the provision of services or land accommodations by Creekside lodge or by reason of Military actions, revolution or acts of God, government agencies, or unforeseen circumstances or events, by any agents, owners, employees, subcontractors, servants, or services as substituted; Creekside Lodge, at all times will act in good faith and use its best efforts to reschedule, pending on availability.



**RISKS/SAFETY** Children are welcome, however, there may be conditions in and around the lodge that may pose a hazard to them as well as to adults. We do not assume any liability or responsibility for any injuries occurring during Guest stay. Children must be supervised at all times.

**Total number of Occupants (including infants):** \*The approval of this application at the stated rate is based on the number of occupants listed. **Maximum Occupants: 18**

**Please list all Guest Names Below:**

Guest 1:	Age:
Guest 2:	Age:
Guest 3:	Age:
Guest 4:	Age:
Guest 5:	Age:
Guest 6:	Age:
Guest 7:	Age:
Guest 8:	Age:
Guest 9:	Age:
Guest 10:	Age:

**This is a legal document and should be read carefully before signing.**



## Acceptance

Upon signing of the contract, a fully executed agreement will be in force. Please sign to Accept above Terms and Confirm your reservation.

I/we, \_\_\_\_\_ have read the above and accept the terms therein;

\_\_\_\_\_  
Primary Client Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Secondary Client Signature

\_\_\_\_\_  
Printed Name

### Payment Information

Name as it appears on card: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Telephone: \_\_\_\_\_

Card Number: \_\_\_\_\_

Expiration date: \_\_\_\_\_ Security # (CCV) \_\_\_\_\_ Card type: \_\_\_\_\_

Signature to authorize charge \_\_\_\_\_ Date \_\_\_\_\_

All Checks should be made payable to: Creekside Lodge. You can mail to Shannon Smith 7362 W. Parks Hwy. #397 Wasilla, AK 99623