



SHORT TERM VACATION RENTAL CONTRACT

This agreement applies to (Alaska Sunset View Resort/located at 5322 S Big Lake Rd, Big Lake AK.99652) / (Creekside Lodge/977 S Kenlar, Houston, AK. 99654)

(Please circle the location that applies to the location you are renting)

_____ agrees to rent this property from
_____ To _____ for a sum of _____

Payment:

For the sum of \$ _____

- Bed Tax 5% Amount: _____
(2% City tax applies to Creekside Lodge/Houston, Ak.) Amount: _____
- Cleaning Fee Amount: _____
- Total Amount: _____
- Paid Amount: _____
- 3% ccd fee Amount: _____
- Total Due Amount: _____

A SIGNED AGREEMENT, MUST BE RECEIVED TO RESERVE YOUR DATE AND TIME, PLUS A 50% DEPOSIT.

Renter: _____

Date: _____

Final Payment, must be received by the Alaska Sunset View Resort/Creekside Lodge at least (30) days prior to guest arrival. Failure to make final payments on a timely basis will make reservation subject to automatic cancellation.

If booked less than thirty (30) days, full payment is due.

Cancellation: Full Refund minus the administrative fee of \$125 if cancelled 90 days before arrival.

Security/Damage Deposit: Guests are required to have a credit card on file for Security/ Damage Deposit to protect against anything beyond normal wear). If your deposit is not enough to cover all the damages and costs, you will be required to pay the extra amount, including attorney's fees, if necessary.

Credit Card information:
Name as it appears on card: _____
Mailing address: _____
City: _____ State: _____ Zip Code : _____
Credit Card No: _____
Expiration date: _____ Security#(CCV): _____ Card Type: _____
Signature: _____ Date: _____

Treatment of Property:

Renter agrees: Not to tamper with Heat controls and leave the premises in the same order as found.

No rearranging of furniture; no smoking indoors

(smoking permitted outside 25' away from windows and doors.

No pets allowed or a \$150 fee will apply

Vacation rental is not to exceed the maximum people for sleeping accommodations provided.

Upon departure close all windows and doors.

NO FIREWORKS ON THE DECKS

Failure to maintain the property per the contract, will result in forfeiture of the Alaska Sunset View Resort. Infractions to these rules may result in the renter being asked to leave the property.

Cleaning: The renter will be responsible for keeping the unit clean to the best of his or her ability during your stay.

Owner Agrees to: Provide all utilities, trash removal, snow removal, provide all kitchen equipment, dishes and linens.

Limitation of Liability: Under no circumstances shall the Alaska Sunset View Resort be responsible for any loss, expense, damages, claims or injury direct, indirect, consequential or otherwise whatsoever, whosoever 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 Alaska Sunset View Resort.

RISKS/SAFETY Children are welcome, however, there may be conditions in and around the Alaska Sunset View Resort that may pose a hazard to them as well as to adults. We do not assume any liability or responsibility for any injuries occurring on Alaska Sunset View Resort or Creekside Lodge property. Children must be supervised at all times.

By Paying this invoice, you agree to the terms below as well as any other rental Agreements provided for the reservation above:

- 1) **Renter will ensure the stay at the property will not disturb neighbors.**
- 2) **Renter will ensure quiet hours of 11pm to 9am are observed.**
- 3) **Early arrivals or late check outs must be approved in advance or
A \$50 fee will apply.**
- 4) **Gathering's or event's must be pre-approved in writing and additional fees will apply.**

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

I have read the contract and accept the terms therein;

All Cashier Checks or Money Orders should be made payable to:

Alaska Sunset View Resort

P.O Box 521402

Big Lake, AK. 99652