

# BASECAMP

BEARFOOT STAYS, LLC

782 Golden West Dr. Big Bear Lake, CA 92315

Dear Guest,

Thank you for choosing our home for your vacation. We hope that you have a wonderful stay. Please read, sign and return the rental rules via email.

Basecamp is located in Big Bear Lake, California. The address and instructions will be sent when the balance is paid in full.

Thanks so much and have a great vacation!

## Rental Rules

**ADDRESS:** 782 Golden West Dr. Big Bear Lake, CA 92315

## IMPORTANT NUMBERS:

Onsite Check-In/ Check-Out and In town Emergency Contact

Michelle Seedle

Stalcoup Home Services 909 552 1722

**Note: Michelle must be contacted with an approximate time of arrival as well as notified by text or phone upon departure. Contract to be signed along with ID Verification. Required by city ordinance. At that time she or another representative will give you access for code and do walk through of Basecamp.**

Owner of Bearfoot Stays:

Bruce Brenon 949 306 7280

info@bearfootstays.com

## **CHECK-IN IS 3 P.M. PST (4 P.M. during holidays) AND CHECKOUT IS 11AM PST**

Since there will be times when a new party will be arriving on the same day as Guests' departure, a fee of \$100 per hour will be assessed for check-outs later than 11am. An early check-in or late check-out may be requested and will be granted at the discretion of Bearfoot Stays. Bearfoot Stays and/ or cleaning crew has permission to enter the property at 11:00am to begin preparing for next guests.

**This is a NON SMOKING property.** If it is reported that there was smoking, the Guests' damage deposit will be forfeited and the Guests risk possible eviction. Additional cleaning fees may also be incurred.

**RESERVATION DEPOSIT AND PAYMENT-** A reservation deposit equal to 50% of the rental rate is required at the time of booking. The reservation deposit will be applied toward the rent. Please make payments via credit card. The reservation deposit is not a damage deposit. The BALANCE OF RENT is due thirty (30) days before your arrival date.

**CANCELLATIONS-** All cancellations (including shortened stays) are fully refundable if cancellation notice is received greater than sixty (60) days before your scheduled check-in date. Cancellations or changes that result in a shortened stay, that are made within sixty (60) days of the arrival date, forfeit the full reservation deposit unless rental unit is rebooked for the exact dates as your reservation. All cancellation must be made in writing (email is acceptable) and all cancellations must be confirmed by Bearfoot in writing as well. All cancellations are subject to a cancellation fee equal to \$75 or 5% of total reservation, which ever is greater. Cancellations due to weather, acts of nature, or environmental factors are not subject to refund. Bearfoot Stays does not offer refunds due to mechanical/ electrical failure or malfunctions with hot tubs, televisions or other equipment.

**DAMAGE DEPOSIT-** A damage deposit of \$750 is required once the booking is confirmed. The deposit is NOT applied toward rent; however it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to house or its contents
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay
- No furniture, artwork or decorative elements, such as carpets, vases, lamps, towels, linens, etc were removed or rearranged
- Guests shall leave the premises in the same order as Guests found them
- All debris, rubbish and discards are to be removed from the home at time of departure. There are two designated trash removal sites located in Big Bear Lake, please refer to the list located in Guest Book. You may be charged a fee of \$25 per bag of trash if left at the home.
- Solid dishes are placed in the dishwasher and cleaned. You may be charged \$40 if there are dirty dishes left.
- The unit is to remain locked when not in use and at time of final departure.
- No linens are lost or damaged
- Any smoking on the property is cause of forfeiture of entire damage deposit
- Guests have departed by check out time of 11am
- There will be a \$100 fee to replace the garage door remote if it is lost
- There will be a fee of \$25 on top of shipping costs for any personal items left behind
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company

- No code compliance violations per the City of Big Bear Lake.
- Guests shall not exceed the number of persons allowed in this agreement
- If excessive clean up is required the time and cost will be deducted
- If the Guests are creating traveling noise after 10pm, you will be asked to vacate the property immediately, and will forfeit the remainder of your rental as well as your damage deposit.

**MAXIMUM OCCUPANCY-** The maximum number of guests is limited to sixteen (16) persons. People other than those in the Guest party set forth above may not stay overnight in the property. Any person in the property is the sole responsibility of Guest. Damage caused by your Guests or invitees shall be your financial responsibility.

**PETS** - Are permitted in rental units only with prior approval only. A \$100 per pet fee applies. All pets must be leashed at all times. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heart worm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

**NO DAILY HOUSEKEEPING SERVICE** – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. We do offer some hot tub towels located in the laundry room. Each cabin has minimal supplies such as bath towels, bed linens, toilet paper, paper towels, trash bags, cleaning sponge, and minimal cleaning supplies. We do supply a small amount of shampoo, conditioner and shower soap. Hair dryers are also supplied.

**RATE CHANGES** – Rates subject to change without notice.

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

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

**PARKING** – Parking is limited to five (5) vehicles. Vehicles are to be parked in designated off-street parking areas only which include the garage and driveway (chains recommended during winter months). Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

**WEDDINGS / PARTIES / PHOTOGRAPH / FILMING** – Parties, weddings, professional photography, or filming for television, movies, or print is not permitted within the property without prior written consent from Bearfoot Stays.

**FIREPLACES** – The fireplaces are wood burning, use only solid fuel (wood and Duraflame type logs only). Please do not throw any paper or other combustible materials in the fireplace. Please do not remove fireplace ashes. There are no outdoor fires allowed at any time.

**WATER – DO NOT FLUSH anything other than toilet paper.** No feminine products should be flushed at anytime. If it is found that feminine products or anything other than toilet paper have been flushed and clog the plumbing system, you could be charged damages of up to two hundred dollars (\$200).

**STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms. Mountain roads can be curvy and steep and are subject to closures. Roads and driveways are well maintained; however, we highly recommend four wheel drive and/or chains during the snow months. We do not refund due to road conditions or weather. Please check the CalTrans website for up to date road information.

**TRAVEL INSURANCE** – We highly recommend all guests purchase travel insurance.

**All of the houses are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.**

The Homeowners are not responsible for noisy neighbors. If you experience any exceptional noise issues please call code enforcement at 909-866-2633 and report the issue.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date \_\_\_\_\_

**\*\*Please send a copy of your photo I.D. with this agreement. Pet Addendum**

It is hereby agreed by and between Barefoot Stays LLC and \_\_\_\_\_ (Guest) that homeowner will allow guest to have the following described pet and no others in the vacation home upon and subject to the terms and conditions of the rental agreement and this addendum.

The permission granted herein shall be limited to a certain pet named \_\_\_\_\_ and described below:

Type of Pet: \_\_\_\_\_

Breed: \_\_\_\_\_

Color: \_\_\_\_\_

Weight: \_\_\_\_\_

Age: \_\_\_\_\_

Sex: \_\_\_\_\_

Neutered: Yes No

Guest hereby agrees to comply the following:

1. Guest to pay additional pet fee in the amount of \$25 per pet.
2. All pets must comply with the following specifications (documentation from an accredited veterinarian must be provided by Guest upon request):
  - a. May not exceed thirty (30) lbs.
  - b. Must be at least one (1) year of age or older.
  - c. Must be spayed or neutered.
  - d. Must be up-to-date on rabies vaccinations and all other vaccinations.  
Heartworm preventive is highly recommended.
3. All pets must be leashed at all times.
4. Guest is responsible for cleaning up any/all pet refuse.
5. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees.
6. All pets are to be treated with a topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets.
7. Pet will not damage premises. If damages are caused, the cost of the damage may be deducted from security deposit.
8. Guest should prevent pets from producing excessive noise at a level that disturbs neighbors.
9. Pet will not be left unattended for an undue length of time, either indoors or out. Pet will not be left unattended on balcony, patio, or porch.
10. Homeowner assumes no responsibility for illness or injury that may incur to pets or humans while on the premises.

All items above are the sole responsibility of the pet owner.

Sign \_\_\_\_\_ Date \_\_\_\_\_