

# LAVA FAMILY INN

1701 S. Lish, Inkom ID 83245

208-851-1553

## Rental Rules/ Contract :

**Note: Mail all correspondence, Contract / Deposit / Final Payment to:**

**Joel Kilpack PO Box 271313 Salt Lake City, UT 84127**

1. CHECK-IN TIME IS AFTER 3 P.M. MST AND CHECK OUT IS 11 A.M. MST.
2. This is a **NON SMOKING** property. A minimum fine of \$300 will be assessed.
3. ATV's / Dirt Bikes are not allowed on grass or areas on both sides of creek or pond. If there are signs of track, a minimum fine of \$300 will be assessed. This also includes the neighbor's property. To gain access to trails, contact manager. The closest access to trails is Robbers Roost, which is 1.5 miles to the south of property on Hwy 91.
4. Pets are not permitted in/on rental property. Any evidence of pets in or on property will incur an extra cleaning fee of at least \$200. The property owners assume no responsibility for illness or injury that may incur to pets or humans while on the premises.
5. No Hunting is allowed on property, which is 22.5 acres. There is public land to the south and north of property where hunting is allowed.
6. All rentals have an amenity fee of \$150. This is a standard cleaning amenity fee which is non refundable.
7. Only Adults are allowed in the Master Suite area. Please read the instructions regarding using the hot-tub in master suite. Office off the bedroom is prohibited to all renters.
8. **DAMAGE/CLEANING DEPOSIT-** A damage/cleaning deposit of \$200 is required. This must be received before booking the reservation. The deposit automatically converts to a damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met. If the property is being used as a hunting lodge, snowmobile, or ski lodge we require a \$300 deposit. We ask that your equipment be stored in your vehicles or in the garage for drying. Any sign of harvesting, in the house or around the property will result in forfeiting your deposit.
  - a. No damage is done to property or its contents, beyond normal wear and tear.
  - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - c. All debris, rubbish and discards are placed in refuse containers outside and soiled dishes are placed in the dishwasher and cleaned.
  - d. The Grill is cleaned and grease tray is scrapped off, and deck area is clean from using the BBQ.
  - e. Signs of excess play on the grass such as slip-n-slide where the lawn has damaged considerably, or removable of rock or signs of horse play on the rocks around the creek or pond area.
  - f. All keys are turned into the manager
  - g. All charges accrued during the stay are paid prior to departure.
  - h. No linens are lost or damaged.
  - i. No Early check-in or Late check out.

8. PAYMENT – Please make payments in the form of traveler's checks, bank money orders, cashier's checks or personal checks payable to Lava Family Inn. The total amount of RENT is due ten (10) days before your arrival date.
9. CANCELLATIONS – A Sixty (60) day notice is required for cancellation. Cancellations that are made more than Sixty (60) days prior to the arrival date will incur no penalty. Early departure does not warrant any refund of rent or deposit.
10. MAXIMUM OCCUPANCY- The maximum number of guests per property is limited to twenty five (25) persons. An additional charge of \$20.00 per person per night for guests in addition to twelve (12) will be assessed unless given signed permission from owner.

Number of Guests: \_\_\_\_\_. Note: If manager gives you deal on extra persons or takes exception to maximum occupancy, please indicate agreement and attach any written or write down any verbal conversation.

11. THIS PROPERTY REQUIRES a two (2) NIGHT MINIMUM STAY between memorial and Labor Day three days minimum stays are required during holiday weekend periods.
12. INCLUSIVE FEES – Rates include a one-time linen-towel setup.
13. NO DAILY MAID SERVICE – While linens and bath towels are included in the property, daily maid service is not included in the rental rate however is available at an additional rate. We suggest you bring your own beach towels. We do not permit towels or linens to be taken from the property.
14. RATE CHANGES – Rates subject to change without notice.
15. FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.
16. WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.
17. All of the properties 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.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Cell Phone: \_\_\_\_\_ email: \_\_\_\_\_

List nights you are requesting \_\_\_\_\_