

# Lodge West Vacation Guesthouse & Casita

P. O. Box 2120, Atascadero, CA 93423  
(805) 466-5166 [www.lodgewest.com](http://www.lodgewest.com)

## Guest Rental Agreement for Lodge West Vacation Guesthouse

*"Thank you for choosing Lodge West for your vacation home"*

PLEASE READ THIS AGREEMENT IN IT'S ENTIRETY, Print it out, Initial all areas required, Sign and Return an originally signed agreement to:

Lodge West  
10275 Santa Ana Rd.  
Atascadero, CA 93422

In the event this agreement has not been received by the owner's prior to arrival date the agreement must be signed and submitted by the vacationer upon arrival

A signed copy of this agreement will be returned to you. Please keep a copy for your records.

We are a licensed - No Smoking and No Pet establishment - Please be aware evidence of either will forfeit \$ 300.00 of your \$ 700.00 Security / Damage Deposit.

### RENTAL FEES & SERVICES

Dates of Stay: Enter dates of stay Date of Arrival check in time - No earlier than 3PM  
Date of Departure check out time No later than 11AM

Lodge Rate per night: \$ 650.00/night - 2 nite min	X	# of nights	=	\$	Rental Fee
City Tax included in rate					
Maintenance & Cleaning Fee				\$ 350.00	M & C Fee
Casita if rented with Main House					
Casita Rate per night: \$ 170.00/night - 2 nite min	X	# of nights	=	\$	Rental Fee
City Tax included in rate					
Casita maintenance & cleaning fee	\$100.00	if applicable		\$	Casita - M & C Fee
Additional Guests	#(s) x	# of nites	X	\$ 30.00	= \$ Extra Guest(s) Fee
Extra Guest Fee \$ 30.00 per person per night (See Occupancy Clause)					
Casita if rented alone. \$ 200.00/nite - 2 nite min	X	# of nights	=	\$	Rental Fee
City Tax included in rate					
Maintenance & Cleaning Fee	\$100.00			\$ 100.00	Casita - C & M
Refundable Security / Damage Deposit:				\$ 700.00	Security Deposit
Service Fee to Home Away / VRBO (if reservation is made thru them)				\$	

Total Due for Stay: ..... \$ TOTAL

I acknowledge I have read and agree to above conditions & fees regarding this rental agreement.

\_\_\_\_\_  
(Owner's Initials)

\_\_\_\_\_  
(Vacationer's Initials)

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## RESERVATION INFORMATION

Reservations may be made through Home Away Network and affiliates or by contacting the owner's directly. Contact information for owner is as follows:

Owner's: Gary & Linda Keltz  
Property: Lodge West Vacation Guesthouse  
Mailing address: 10275 Santa Ana Rd.  
Atascadero, CA 93422  
Phone # : (805) 466-5166 or (805) 423-2299 Cell  
Email: [lodgewest1@gmail.com](mailto:lodgewest1@gmail.com)  
Website: <https://www.lodgewest.com>

Credit card payments must be made through Home Away reservation system or affiliates Property # 3611954 or Contact Owner for other payment arrangements.

Payments direct to owner will be accepted in the form of cashier's check; check; money order or cash.

I acknowledge I have read and agree to above condition regarding the security / damage deposit.

\_\_\_\_\_  
(Owner's Initials)

\_\_\_\_\_  
(Vacationer's Initials)

50% of rental fee, all taxes and maintenance & cleaning fees are required at time of the reservation. The remainder of rental fees and the security deposit are required 30 days prior to the arrival date.

## CANCELLATION AND TERMINATION POLICY

In the event it is necessary to cancel your reservation for any reason the following are refund guidelines:

If cancelled within 90 days prior to arrival 100% of total rental fee - less credit card charges will be refunded

If cancelled within 60 days prior to arrival 75% of total rental fee - less credit card fee charges will be refunded.

If canceled within 45 days prior to arrival 50% of total rental fee - less credit card fee charges will be refunded.

If cancelled within 30 days or less only the security deposit will be refunded.

Only the guest named as the primary renter may cancel or change this agreement.

In the event owner's need to cancel booking due to unforeseen circumstances such as damage or incident that would make the property uninhabitable or in need of repair you will be notified immediately and 100% of all fees paid will be refunded unless you chose to reschedule your reservation at a later date.

I acknowledge I have read and agree to above conditions & fees regarding this rental agreement.

\_\_\_\_\_  
(Owner's Initials)

\_\_\_\_\_  
(Vacationer's Initials)

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## TERMS OF AGREEMENT

Check in time is **3:00 PM** on the first day the vacationer's reservation.

Early check-in will incur a fee of \$ 75.00 per hour and prior consent of owner.

Check out time is **11:00 AM** on the last day of the vacationer's reservation.

Late check out will incur a fee of \$ 75.00 per hour and prior consent of owner.

## OCCUPANCY

In the main Lodge - 8 adult guests are allowed and in the Casita - 2 adult guests are allowed.

For numbers greater than 8 in the main Lodge a \$30.00 per night per person charge will be accessed.

For numbers greater than 10 in the Lodge and Casita a \$30.00 per person per night charge is accessed.

**PER FIRE REGULATIONS & OCCUPANCY LIMITS - age cannot be a factor per Fire Department Safety.**

On premises at no time shall sleeping occupancy exceed numbers greater than **14** sleeping guests - this is all inclusive of adults & children for both the Lodge and the Casita.

For The **Lodge only** - at no time shall sleeping occupancy exceed numbers greater than **12** & no more than 10 adults.

*Minimum age of primary renter must be 25 years of age or older.*

Guests not listed will not be permitted to stay the night. Failure to abide by these guidelines you risk termination of reservation and will forfeiture of any and all fees paid including security deposit.

The following guests will be staying at the above property during the above time frame:

1 (Primary Responsible Party -Adult):

2 (Adult) Guest Name:

3 (Adult) Guest Name:

4 (Adult) Guest Name:

5 (Adult) Guest Name:

6 (Adult) Guest Name:

7 (Adult) Guest Name:

8 (Adult) Guest Name:

Names of guests staying in Casita or additional guests - include names and ages of children:

9 (Adult) Guest Name:

Or Child's Name:

Child's Age:

10 (Adult) Guest Name:

Or Child's Name:

Child's Age:

11 Childs Name:

Child's Age:

12 Childs Name:

Child's Age:

13 Childs Name:

Child's Age:

14 Childs Name:

Child's Age:

I acknowledge the above guests will be staying during the specified time designated and no others.

**(Owner's Initials)**

**(Vacationer's Initials)**

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## SECURITY / DAMAGE DEPOSIT

Normal wear and tear is anticipated - but undo and unnecessary damage will constitute additional charges Security /damage deposit of \$ 700.00 is refundable unless any of the following conditions have been violated:

Smoking - we **DO NOT** allow smoking anywhere on grounds - \$ 300.00 will be withheld from deposit if noted. *Due to damage and being in a High Fire area we do not allow smoking anywhere on grounds.*

Pets - we **DO NOT** allow pets anywhere on grounds - \$ 300.00 will be withheld from deposit if noted. *Due to a prior incident of a child having a severe allergic reaction due to the prior guests having had a dog on premises without owner's knowledge.*

Oven - self-cleaning or steam cleaning feature on oven is **NOT** to be used - \$ 50.00 will be withheld if noted. *The last stove was burnt out in 4 years due to over use of this feature.*

Wood Stove - **DO NOT** use wood stove without instruction for ventilation - \$ 100.00 will be withheld if noted. **DO NOT** leave the home if there is a fire burning in the wood stove. *In the past the house has been filled with smoke which constituted extreme cleaning measures due too vents not being properly opened.*

Hot tub or Pool Cover damage will constitute a \$ 300.00 charge from security damage deposit, as they cannot be repaired only replaced. **DO NOT** sit or stand on hot tub covers.

Pool Table - Is for your enjoyment and friendly competition.

There will be a minimum charge of \$ 50.00 for broken pool sticks.

There will be a minimum charge of \$ 350.00 if table felt is torn or stained

Key Charge - a \$ 25.00 fee will be charged for failure to return any and all property keys.

Grilling - A grill is provided for your enjoyment. However, if left unusually dirty or smoked up from not tending to food a charge of \$ 100.00 will be withheld. Grilling is allowed on back deck in designated area.

There is a Chimenea which may be used on the concrete area where it is placed to roast marshmallows for smores or just for ambience on a chilly evening. Please do not use large pieces of wood, but pieces of limbs from the field may be used and they burn nicely.

In the event the vacationer or guests of the vacationer cause damage to the property or it's furnishings due to neglect or intentional destruction the owner may use all or part of the security / damage deposit for needed repairs. In the event the deposit does not cover repair amounts vacationer remains liable for the difference incurred for damaged or missing items.

**I acknowledge I have read and understand the above conditions that may result in a charges from my security deposit.**

\_\_\_\_\_  
(Owner's Initials)

\_\_\_\_\_  
(Vacationer's Initials)

**I will inform all guests of these potential circumstances that could result in charges.**

\_\_\_\_\_  
(Vacationer's Initials)

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## USE AND ENJOYMENT OF PROPERTY

Vacationers shall be entitled to the quiet enjoyment of the majority of the property except those areas that are locked or posted as the Owner's personal space. We ask that you respect this request. Any attempt to enter a locked area is cause for immediate termination of this agreement.

Vacationers are expected to treat the property and furnishings with respect and at no time shall the number of guests on the property exceed 20 persons.

Vacationers will comply with all local laws, city ordinances and community rules regarding curfews and quiet hours. Atascadero City Ordinance for quiet time is from 9:00 PM to 7:00 AM. In the event you are in the pool or outside on the deck please remember we are in a rural residential neighborhood, please respect our neighbors.

The home is **not** rented for the intended purpose of rowdy parties, illegal drug use, excessive alcohol or destructive behavior - any disturbance resulting in police action, neighborhood complaints or any violation of rules and regulations is considered sufficient and just cause for immediate termination of your stay with all monies paid (including security/damage deposit) being forfeited.

**I acknowledge I have read and understand the above conditions that may result in termination of this agreement and forfeit any and all monies paid if any of the above events occur.**

\_\_\_\_\_  
**(Owner's Initials)**

\_\_\_\_\_  
**(Vacationer's Initials)**

## SUPPLIES PROVIDED

Kitchen supplies - 3 dishwasher pods per day for the dishwasher for each day of your stay as well as a dish cloth, hand towel and dish towel are provided for each day of your stay. Garbage bags for the kitchen - 1 for recycle and 1 for trash for each day of your stay as well as dishwashing detergent (4oz bottle) and 1 roll of paper towels; 1 SOS pad for pots and a dish sponge are provided in the event more is needed it is the responsibility of the vacationer to provide these items.

Linens (a set of sheets, 2 pillow cases and 1 blanket for each bed) and towels (1 bath, 1 hand and 1 washcloth as well as 1 pool towel) for each person are provided.

Bathroom products supplied - 2 rolls of toilet tissue in each bathroom (1 roll on dispenser and 1 additional roll in cabinet) as well as a starter supply of bath products (1 shampoo, 1 conditioner, 1 bar of soap & one packet of make-up remover) is supplied in each bathroom. It is the responsibility of the vacationer to furnish any and all remaining products needed for the remainder of your stay.

A Barbeque grill and 1 tank of propane are provided.

**I understand and acknowledge the services and supplies provided by the owner's of the property.**

\_\_\_\_\_  
**(Owner's Initials)**

\_\_\_\_\_  
**(Vacationer's Initials)**

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## SWIMMING POOL & HOT TUB

These guidelines are for the protection of yourself, family and friends. Please keep them in mind.

### SAFETY PRECAUTIONS regarding the Swimming Pool and Hot Tub

The property is not childproof and it is the responsibility of the parent or guardian of children under the age of 12 to make sure they are supervised by a responsible adult to ensure the safety of the children, regardless of the Childs ability to swim.

Children are to be supervised at all times in or near the pool or hot tub.

Swimming Pool and Hot Tub are serviced and treated with recommended chemicals at safe levels.

Our policy is Enter at your own risk. Use discretion and caution.

### Hot Tub Precautions

There are Health Risks associated with the use of hot tubs, use with discretion and at your own risk.  
Your health is your responsibility.

Elderly persons, infants, pregnant women and people with health conditions requiring medical care  
**SHOULD NOT** use the hot tub

Check water temperature before entering hot tub - DO NOT adjust temperature controls above 102 degrees temperature (mark on heater gauge states Max do not adjust above) should range between 100 - 102 degrees.

DO NOT add soap or oil products to the water.

Do NOT use glass pool side or near hot tubs.


Plastic solos cups are a good option in the event cans or plastic bottles are not available.


Remove hot tub cover ONLY when in use

It is recommended you DO NOT consume alcohol, narcotics or medication that recommend against use while using the pool or hot tub

Should you experience nausea, dizziness headache or light headedness while using the hot tub exit slowly, cool the body and consult a physician or call 911

I understand the risks and responsibilities regarding the use of the pool and hot tub and take full responsibility for all attending guests.

  
**(Owner's Initials)**

  
**(Vacationer's Initials)**

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## HOLD HARMLESS

Owner's attempt to properly maintain the vacation rental and to provide appliances & furnishings in good repair and working order. In the event of any maintenance problem - vacationer agrees to notify the owner so the situation can be remedied as soon as possible to prevent further damaged or injury.

Owner is not responsible for any inconveniences that may occur for which they (owner's) have no control. This includes but is not limited to: power outages; adverse weather conditions; mandatory evacuations; construction; mechanical failure to such items as pool, hot tub, television, air conditioner, heater, etc. Every attempt will be made to correct the situation.

No refunds will be given for occurrences beyond the owner's control. Owner's shall not be liable for any injuries that may occur to vacationer's and/or their guests as a result of the acts of said vacationer's or their guests.

Owner is not liable for any theft or damage to vacationer's or guests belonging during their stay at the vacation rental.

Additional information such as address will be provided to short term tenant once agreement is binding.

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## UNFORSEEN CIRCUMSTANCES

In the event guests for some unforeseen reason will be traveling in an RV or Motor Coach, or Travel Trailer both size and circumstances will need to be discussed with owner prior to arrival for parking allowance and permission .

There will be a per person charge for any and all persons residing in this recreational vehicle in the event it is agreed upon that the unit may be parked on grounds. The reason for the charge is usage of essentials on property. Length will be just one factor considered in this decision.

There will be no utilities available - no electricity; no sewer or waste disposal; & no water for the unit.

I understand and accept all terms and conditions of this agreement.

Full name of responsible party (Please Print):

Address:

City / State / Zip:

Email address:

Mobile Phone:

\_\_\_\_\_  
Vacationer Signature

\_\_\_\_\_  
Date.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date