



# Bear Lake Chateau

FIVE STAR FAMILY SUITE

## Rental Contract

\*\*\*Please Sign, Initial and Return\*\*\*

C S Property Management LLC  
Curtis & Catherine Steele  
1410 West 620 North  
Price, Utah 84501  
435-650-2055 435-650-7000  
info.bearlakechateau@gmail.com

Name:  
Address  
City, State, Zip:

CHECK IN DATE:  
CHECK IN TIME: 4:00 p.m.

Phone: Cell:

CHECK OUT DATE:  
CHECK OUT TIME: 10:00 a.m.

Fax:  
Email:

DURATION:  
ANTICIPATED NUMBER OF GUEST:  
MAXIMUM GUESTS ALLOWED: 30

Rental for: Bear Lake Chateau  
193 West Foxridge Circle  
Garden City, Utah 84028

Total Rate	\$	Pay with Check, Money Order, Cashier's Check, or Venmo @cspropertyllc
Tax (12%)	\$	
Cleaning Fee	\$	Reservations for less than the three day minimum will be charged a \$250.00
Cleaning fee.		Three day reservations receive a complimentary cleaning.
Subtotal	\$	
Deposit	\$	34% of Subtotal is due up front to secure reservation

Remaining Due \$ I will send a check for the remaining Balance \_\_\_\_\_ Please Initial

**Balance due 60 days prior to arrival. Separate Security Check for \$500 due 60 days prior to arrival.**



1. **Security Deposit:** A separate check in the amount of \$500.00 will be sent by guest along with balance due to be held as a security deposit by CS Property Management Co LLC. After guest departure, the unit will be inspected. If the inspection reveals no damage to or theft of rental property or violation of rules, the check will be returned within 30 days from the last date of occupancy. If the oven needs cleaning because of cooking pizza on the rack or bacon in the oven there will be a charge of \$200.
2. **Cancellation Policy:** No refund will be given within 60 days of check-in date. Prior to 60 days of check-in date, 50% of the deposit is refundable.
3. **Inventory Damages:** All missing, broken or damaged articles described in the inventory furnished to the Tenant by Management, shall be replaced and shall be deducted from total security deposit. If the security deposit does not cover the entire cost of replacement of any missing, broken, or damaged articles, tenants hereby agree to pay the amount that is necessary to replace said article. Tenant(s) is held responsible for all damages to furnishings of the premise caused by the Tenants negligence, or that of their guests, including fire damage. Tenant(s) shall report leaky or defective faucets at once. Expenses or damage caused by stopping of waste pipes or overflow from bathtub, toilets or wash basins, dishwasher, ice machine, washer and kitchen sink must be paid by Tenants as well as any damage to building or furnishings.
4. **Disclaimer of Liability:** Management and Owner will not be liable or responsible in any way for loss or damage to any article belonging to said Tenant(s) located in said premises under control of Management.
5. **Rules and Regulations:** **NO DOGS, CATS OR OTHER ANIMALS WILL BE ALLOWED IN OR ON THE PREMISES OR GROUNDS AT ANY TIME.** Violations by the tenant(s) of the city, state, or national laws shall be deemed sufficient cause for immediate termination of Tenancy by the Management. Any disorderly conduct by Tenant(s) that disturbs the peace shall be cause for immediate termination of tenancy. Tenants acknowledge that they read the house rules which are attached to this contract and posted on premises, and agree to abide herewith together with other such rules and regulations setup by Management. **NO SMOKING OR ALCOHOL ANYWHERE ON THE PROPERTY:** An additional cleaning fee of \$750 will be charged if there is any evidence of smoking. Please notify all members of your party. **NO PETS ANYWHERE ON THE PROPERTY:** An additional cleaning fee of \$375 will be charged if there is any evidence of pets inside or outside. Please notify all members of your party. **NO FIREWORKS** are allowed on the premises. **Renter must be at least 21 years of age.** Please make sure that **all children have adult supervision during your stay.**

Please Initial \_\_\_\_\_



6. **Right to Inspect:** Management reserves the right to enter the premises at all reasonable times for the purpose of inspection, repairs, disturbances, and to show premises to prospective Tenants after vacating notice has been given, said vacating notice to be given in accordance with the terms of this contract.
7. **No Waiver:** Nothing contained in this contract shall be construed as waiving any of the Management rights under state laws governing this Tenancy.
8. **Cost of Enforcement:** In the event of failure to faithfully perform the terms and covenants herein and set forth, the defaulting party shall pay all costs, expenses, and reasonable attorney fees resulting from the enforcement of this contract or any rights arising out of such breach.
9. **Removal of Tenants Property:** Tenants shall remove all personal property at the time of vacating the premises and return the key thereof to the Management. Any and all personal property left in or about the premises and not so removed by the above-specified time shall be removed by the Management and shall be disposed of as provided by law without any liability to Management.
10. **Cars and Parking:** Parking spaces have been provided for up to eight vehicles. No parking of vehicles is allowed on lawns at any time.
11. **Service Charge:** A service charge of twenty-five dollars (\$25.00) will be charged on returned checks.
12. **Extra Tenants:** A charge of \$20.00 per person, per night will be applied to the total charge for exceeding the occupancy limit listed above.

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Tenant

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Date

**PLEASE SIGN AND RETURN ONE COPY**