



Vista View Resort

526 S. Clubhouse Lane, Sierra Vista, AZ 85635

Hospitality House Rental Agreement

Name of Renter: _____ Number in party: _____

Homeowner: _____

Address: _____

Phone Number: _____

This lease, entered into this _____ day of _____ 20____, by and between VISTA VIEW RESORT and _____ " Renter" for the property located at 6322 E Gateway Drive Sierra Vista, AZ 85635.

TERM: The term of the lease shall begin on the arrival date of _____ and end on the departure date of _____ for _____ nights. The Property will be ready for occupancy no earlier than CHECK IN TIME of 2:00 pm on the arrival date and must be vacated no later than CHECK OUT TIME of 9:00 am on the departure date.

RENT: The rent is **\$85.00** per night, plus a **housekeeping fee of \$100.00**. Payments are due at CHECK IN. Credit Cards are not accepted.

NON-DISTURBANCE CLAUSE: Renter and their guests shall not disturb, annoy, endanger or inconvenience neighbors nor use the premises for any unlawful purposes.

CARE OF PREMISES/DAMAGES: NO PETS ALLOWED. NO SMOKING OR VAPING PERMITTED IN HOUSE: Automatic eviction plus forfeit of rent if violated. Renter agrees to pay Vista View Resort for any damages to furnishings, linens, household items that occur as a result of Renter's occupancy. This will include payment of any addition cleaning charges over \$100.00 incurred due to Renter's occupancy.

OWNER'S RIGHTS: Renter agrees that if the conditions and limitations set forth herein are not met, Management shall have the right to cancel this agreement and may enter the Property, either by

statutory proceedings or by force to inspect the Property and ensure that Renter has vacated the Property. All monies paid by Renter shall be forfeited as liquidated damages.

INDEMNITY CLAUSE: Renter hereby agrees to indemnify and hold Vista View Resort harmless from any and all claims including those of third parties, arising out of or in any way related to Renter's use of Property of the items of personal property provided therein. Renter assumes all risk of injury or other losses relating to any recreational activities including the use of the swimming pool, hot tub, fitness center, clubhouse and all common areas and will hold Vista View Resort harmless with respect thereto.

NO SUBLETTING: Renter may not sublet or assign this lease for all or any part of the premises without prior written consent from Vista View Resort Management.

REPAIRS AND MAINTENANCE: The Property is rented with Vista View Resort's furniture and household furnishings. Vista View Resort shall not be responsible for providing additional furnishings or equipment not presently available in the Property. Renter will report any maintenance issues immediately to Vista View Resort Management. Vista View Resort Management will make every effort to repair and/or replace any equipment that is not working properly, but cannot guarantee that all equipment is in good operating order at all times and no rate adjustments or refund will be made for equipment or appliance failures.

CANCELLATIONS: There will be no refund if departure date is moved up.

PARKING: Parking only permitted in the garage or on the driveway. DO NOT BLOCK SIDEWALK. Any violations of Vista View Resort parking policy will result in tow, at the Renter's expense.

House Rules: No smoking in the home, or the garage. Do not discard of cigarette butts on the ground. There is an ashtray on the back patio. NO PETS are allowed, at any time. An additional cleaning fee will be added if there is hair, and/or pet waste.

CHECK OUT PROCEDURE: Check out time is no later than 9:00 am on departure day. All furniture should be returned to its original location. Empty trash to the RV Dumpster. Remove and dispose of all food items from the refrigerator and/or cabinets. Place dishes, utensils, etc. in dishwasher and turn it on when you depart. Put keys and garage remote on dining room table and lock the doorknob. There will be a \$100.00 fee charged for not leaving the keys or garage remote behind.

Thank you for agreeing to the terms and hope you have a wonderful stay!

Renter Signature: _____ Date: _____

Vista View Resort Representative: _____ Date: _____

Be sure to fill out our guest book!!

FOR OFFICE USE ONLY

Keys Returned: Y or N Gate Remote Returned: Y or N Garage opener returned: Y or N

of nights: ____ total paid: \$_____ form of payment: _____