

RENTAL AGREEMENT:

Down Payment:

The down payment for a cabin rental other than Rally is the amount of one night stay plus the Accidental Damage Insurance of \$45.00 and is due at the time of booking your reservation. The down payment is non refundable. A credit card is needed at the time of the reservation. The balance is payable via credit card, check or money order and due 45 days prior to your arrival. If the reservation is made within 45 days of your arrival the balance is due within 7 days of the booking. Black Hills Cabin Rentals may cancel your reservation if payment is not made prior to the due date.

Rally Rental down payment is \$545.00 with the balance in 2 installments due May 1 and June 1.

Cancellations and Refunds:

Any cancellation must be confirmed in writing thirty (30) days prior to the arrival date. There are no cash refunds. The down payment is non refundable. If the cancellation is after the full payment has been made, the rental is non refundable. We offer travel insurance and it is highly recommended.

No refunds or discounts will be made for inclement weather, maintenance issues, disruption of utility services or other events out of our control.

Your rental is in the Northern Hills and it is your responsibility to have a vehicle equipped with snow tires, 4 wheel drive... to get to the cabin.

Again, your rental is in the Northern Hills and there will be flies, insects... and properties leave the natural look, little if any mowing.... is done.

Damage Insurance/Additional Charges:

Damage Insurance is a requirement and the cost is \$45.00 for \$1,500.00 ACCIDENTAL damages. The renter is to report any damage to Black Hills Cabin Rentals. The renter authorizes Black Hills Cabin Rentals to charge their credit card for any damage that is not covered by the Accidental Damage Insurance, extra cleaning, loss of items from the property rented, telephone charges, additional charges from cable or satellite television that are not included in the property, Renter shall be responsible for damage costs including attorney fees, collection costs.

Parking:

Vehicles are to be parked in the driveway of the property. Parking on the road or for some cabins on the equipment pullout across the road from the driveway is not permitted. It is possible you would be fined from the association or subject to towing for illegal parking and it is your responsibility to pay these fees.

Occupancy

If more people stay on the premises than specified an additional fee of \$50.00 per person per night will be charged and/or Black Hills Cabin Rentals reserves the right to evict. This is strictly enforced.

Age

Black Hills Cabin Rentals requires you to be at least 21 years of age to rent a property. We have two properties that require you to be 25 and they are noted on the cabin page. Black Hills Cabin Rentals does require a copy of your Driver License.

Check-In/Check out

Check In is after **4:00 pm** Mountain Time

Check Out is before **10:00 am** Mountain Time

The set of keys that have been provided are to be returned. If they have been lost or you have locked yourself out during your stay there is a \$25.00 lost key charge and a lock out fee of \$75.00. Payment is due to the person at the time they unlock the door for you.

Renter agrees to leave the property in the same condition as it was at check in, report any problems to Black Hills Cabin Rentals, wash and put away dishes, bag and place all garbage in garbage receptacles. The renter is responsible for all guests/visitors to adhere to this agreement and is the sole contact person with Black Hills Cabin Rentals.

Renter agrees to abide by all other ordinances, rules and regulation that may be imposed by the homeowners association, local governments.....

All homes are privately owned and equipped with the basics. Bed linens, towels, kitchen utensils are in the home. A **starter supply** of soap and paper products are in each home.

No Smoking

There is no smoking in ANY of the homes. No Exceptions. If renter or occupants are in violation of this, in addition to the \$500.00 fine all costs associated with removing smoke odors, losses incurred by Property Owner and Agent are to be paid by the Renter. If smoking outside of the cabin, all cigarette butts must be disposed of properly. Please keep the Black Hills safe there is a deep concern of fires in the Black Hills and you are financially responsible should you start a fire.

Pet Policy

If pets are allowed in the homes, it will be noted on each cabin information page. It is the renters responsibility to inform the agent of the number of pets they will be bringing and cannot exceed 2. If you bring a pet to a no pet property the fine is \$500.00 and subject to all cleaning costs, and losses incurred by the property owner and agent.

Hot Tubs

Black Hills Cabin Rentals is not responsible for any accidents. The renter is responsible for self and guests in the care and use of the hot tub. Use at your own risk. The hot tubs are maintained. We do not anticipate problems, however, there will be no refunds or discounts for an inoperable hot tub.

Disclaimer

The renter agrees that Black Hills Cabin Rentals, LLC or property owner shall not be liable to renter, guests or any other person for any injury, loss or damage to any person or property. The renter and guests shall hold Black Hills Cabin Rentals harmless and indemnified from and against all loss or damage by use of any part of or fixture on the premises, surrounding areas and from omission, neglect or default of the Renter. The renter acknowledges the Black Hills Cabin Rentals acting solely in the capacity of Agent for the property owner, assumes no liability there under. Renter agrees that Agent, owner or their representative may enter the property during reasonable hours to inspect, make repairs, alterations or improvements as may deem appropriate, or to show the property to prospective purchasers or renters. Agent reserves the right to enter the property at any time to inspect for suspected unlawful parties or pets, which are prohibited. This agreement shall not be assigned or sublet the property in whole or part without written permission from the Agent.

The renter understands that the rental company is acting as the rental agent and represents the interests of the owner.

By signing this rental agreement I certify that I have read, understand and abide by all rules, policies of Black Hills Cabin Rentals and the rental property. I agree to vacate property for any violation of any of these rules and policies.

Credit Card Number, Exp. Date, 3 digit code

Guest Signature and Date

Number of Guests

This rental agreement must be completed, signed and returned to our office within 4 days. It may be mailed through the postal service or emailed to us.

Black Hills Cabin Rentals
237 Deer Path
Lead, SD 57754