

## **Shasta Lake Properties Vacation Rentals**

### **Contract Policies, Terms, and Conditions**

---

#### **Check-in/Check-out**

Check in time is 4:00 pm PST.

Check out time is 10:00 am PST.

Guests must vacate the rental property on the last day of tenancy before check-out time. Failure to check-out on time will result in a minimum charge of one additional day based on the daily rate for the time of year. If you decide to check-out before your scheduled departure date please contact us. There will be no refunds or credits for early departure or unused time.

---

#### **Keys**

You will be notified of key location one week prior to your arrival. Upon check-out leave the keys on the kitchen counter. If the keys are lost or not returned there will be a \$50.00 fee.

---

#### **Personal Items Left**

Shasta Lake Properties is not responsible for any items left in the rental after your departure. If we are asked to return personal items, there will be a \$10.00 fee in addition to any shipping charges or special packaging costs that will be deducted from your security deposit.

---

#### **Capacity**

Maximum capacity for "Lodge View" is 14 guests.

Maximum capacity for "Dream View" is 6 guests.

This represents the maximum number of people, including children, allowed to stay on the property at any time. No additional persons will be allowed to occupy the property in RV's, campers, vans, or tents at any time without prior arrangements with the owner.

---

#### **Tenant/Responsible Party**

Reservations must be made by persons 25 or older with a valid ID and credit card. The person whose name the rental is reserved under is responsible for complying with California State Laws for all occupants regarding rental policies, procedures, and restrictions. The responsible party must be physically present during the entire reservation period and no subletting is allowed. The responsible party must make all payments, transfers, modifications, or cancellations to the reservation.

---

#### **Group Events**

There will be no group events or parties allowed without written consent prior to reservations. All group events and parties require special arrangements. Any violation of this rule will result in immediate eviction from the property without a refund.

---

#### **Liability for Damages**

Aside from normal wear and tear you agree to pay the owners for any actual damages to the property or its contents during your stay.

---

**Maintenance/Mechanical**

All equipment and appliances are well-maintained and in good working order. However, if an unexpected breakdown occurs, please report it to us promptly and every effort will be made to resolve the problem as quickly as possible. No refunds/credits will be made for equipment failures as they are beyond our control.

---

**Entry**

It may be necessary for the owners or our maintenance department to enter the house during reasonable hours for any purpose connected with the repair, care, or management of the property. Should this become necessary during your stay we will notify you in advance. Our contact numbers are 530-515-2402 and 530-515-7663.

---

**Locked Areas**

Any locked areas are reserved for the storage of the property and supplies of the owners. These areas are not included in the rental.

---

**Vehicles/Parking**

Number of vehicles, make, model, and license plate numbers need to be on record with owners prior to arrival. Parking is allowed in designated areas only.

---

**ATV's/Motorcycles**

No ATV's or motorcycles are to be used anywhere on the property.

---

**Boat Slip**

Boat slip usage will be for paid days only. Boat slips are to be used solely by Shasta Lake Properties Vacation Rentals guests only. There is only one boat allowed per slip. Only one boat is allowed. No additional personal watercraft are allowed.

---

**Fire/Fireworks**

Positively no fires of any type are allowed inside or outside the houses at any time, including candles. No fireworks of any type are allowed anywhere on the property at any time. Violation of this rule is grounds for immediate eviction without a refund.

---

**Firearms**

No hunting or discharging of firearms is allowed anywhere on the property.

---

**Pets**

Absolutely no pets allowed.

---

**Smoking**

Absolutely no smoking is allowed in the houses. Smoking is permitted in the designated area outside only. Please dispose of cigarettes/cigars in designated containers only. Be extremely careful, as fire hazards in this area are very high. If we find cigarette/cigar butts on the ground or anywhere else on the property, the renters will waive their entire \$500.00 deposit.

---

**Phone/Internet**

We provide free high-speed wireless internet. Local phone calls only. All long distance phone calls charged to the phone are the responsibility of the renter, and will be deducted from the security deposit.

---

**Wood Stove**

Due to the extreme fire hazards in this area, no fires are allowed. Fires are permitted in wood stove only during the winter months of November through March and in Lodge View only.

---

**Barbeque**

The gas barbeque is to be used only on the deck. Do not leave the grill unattended during grilling. Burn off the grill after using. Do not put the grill cover back on until the grill is completely cooled. Make sure to turn off gas when finished.

---

**Hot Tub**

No jumping, diving or rough-housing in the hot tub. Please put in chemicals as directed each day. After each use please make sure that you turn off and put cover back on. Do not change any settings. No one under the age of 18 is allowed in the hot tub.

---

**Pool Table**

Do not skip balls off the tables. There will be a \$25.00 charge for any lost or broken pool sticks/balls. Please put cover back on after using the pool table.

---

**Gaming Table**

Please make sure all pieces to game table are put back in table after using.

---

**Cleaning/Check-out**

We ask that you leave the house in the same condition as you found it.

- Dishes/cookware; all items cleaned and returned to the appropriate place
- Kitchen; wipe off all counters, appliances, and cabinets
- Garbage; place all garbage in securely tied bags and place them in trashcans provided. Do not throw loose trash into cans. Do not leave trash or food lying around outside. Bears are plentiful in this area.
- Barbeque; make sure gas is off at the tank. Grill should be left ready for next guests.
- Appliances; make sure all appliances are turned off.
- Windows/doors; make sure all windows and doors are locked when you leave.
- Linens; please place all dirty linens in the laundry room.
- Return of items; all items are to be returned to their original place such as blankets, folding chairs, games, movies, etc.

---

**Security Deposit**

We charge a \$500.00 Security Deposit which is separate from rent and is required when booking your reservation. Security Deposits will be refunded by check within ten business days after departure.

---

**Cleaning Deposit**

We charge a \$250.00 refundable Cleaning Deposit and which is separate from the Rent and Security Deposit.

---

**Tax**

A 10% Shasta County Vacation Home Tenant Occupancy Tax (T.O.T) will be applied.

---

**Deposits**

The security deposit and 50% of the rental amount are required when booking a reservation. The balance of the rental amount (last 50%) is due on or before 60 days of arrival. If when making your reservation, your vacation date is less than 60 days away, the full amount will be due at that time.

---

**Cancellations**

Due to high reservation demand, especially during summer months, cancellations will be accepted by telephone and must then be formalized in writing by the tenant/responsible party within 5 days with the following conditions:

---

**60 days or more prior to reservation date**

Full refund of prepaid rental payments, minus a \$250.00 processing fee.

---

**59-31 days prior to reservation date**

50% refund of prepaid rental payments will be refunded, minus a \$250.00 processing fee.

---

**30-0 days prior to reservation date**

Cancellations 30 days or less will not be refunded unless we are able to re-book the property for the same time frame, minus \$250.00 processing fee.

---

**Cancellation Fee**

Upon cancelling your reservation you will be subject to a \$250.00 Reservation fee plus any and all office charges that accrue.

---

**Reservations are not confirmed until the security deposit, 50% of the rental payment, and the signed rental contract are received.**

**After reading each section, please indicate your acceptance by initialing each of the Policies, Terms, and Conditions.**

# Shasta Lake Properties

P.O. Box 690  
Lakehead, CA 96051  
(530) 515-2402

## Vacation Property Rental Agreement

### Disclaimer

The renter agrees that Ken Tellstrom shall not be liable to renter, renter's guest(s), invitees, or any other person for any injury, loss, or damage to any personal property on or about the rental properties. Renter shall hold Ken Tellstrom harmless and indemnified from and against all loss or damage occasioned by use, misuse, or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the renter, his/her guest(s) or invitees. The renter acknowledges that Ken Tellstrom assumes no liability there under.

Rental House	
Dates Reserved	
Rental Amount	\$
Security Deposit	\$ 500.00
Cleaning Deposit	\$ 250.00
10% Tenants Occupancy Tax	\$
Total Cost	\$

By signing below, I \_\_\_\_\_ (print name)  
agree to the previous five pages of Policies, Terms, and Conditions.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Thank you, and enjoy your stay!

# Shasta Lake Properties

P.O. Box 690  
Lakehead, CA 96051  
(530) 515-2402

## Watercraft Rental Agreement

I \_\_\_\_\_, agree to the following:

- Our boats are for personal vacation use only to renters of Shasta Lake Properties Vacation Rentals
- Each boat has a specific maximum occupancy. Take note of the maximum number of guests allowed on each boat before taking them out.
- Renters agree to maintain the cleanliness of the boats during the occupancy and to leave the boats clean, in good condition, and everything restored to its original place upon departure.
- Damages to any of our boats will be the full responsibility of the renter.
- Hours for daily rental are from 8am to 5pm.
- Gas is filled upon boarding and is refilled at renter's expense upon return of rental.
- There will be a \$25.00 charge for our staff to refill gas in boats, if not done at time of rental return.

### **Disclaimer**

The renter agrees that Ken Tellstrom shall not be liable to renter, renter's guest(s), invitees, or any other person for any injury, loss, or damage to any personal property on or about the boats. Renter shall hold Ken Tellstrom harmless and indemnified from and against all loss or damage occasioned by use, misuse, or abuse of any part of or fixture on the premises, surrounding areas and from or against any omission, neglect, or default of the renter, his/her guests or invitees. The renter acknowledges that Ken Tellstrom assumes no liability there under.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date