



Suder's Big Bear Cabin Rental Rental Agreement and Liability Release

DATE: CHECK-IN TO DATE: CHECK-OUT
CHECK-IN TIME IS 3:30PM CHECK-OUT TIME IS 12:00 NOON

***INITIALS** **NOTICE:** THIS RENTAL AGREEMENT ALLOWS FOR A MAXIMUM OF 8 PERSONS IN COZY CABIN OR 12 IN BIG CABIN. THE CITY OF BIG BEAR LAKE PROHIBITS ANY MORE PEOPLE IN THIS CABIN. YOU MAY BE FINED, AND WE MAY ALSO BE FINED. THIS WILL BE STRICTLY ENFORCED.

LATE CHECK-OUT: If you leave later than 1:00 PM, you agree to have a late check-out fee of \$125 automatically deducted from your deposit. If you are not out by 6:00 PM, you will be charged and agree to pay an additional \$275.00. There may be other people coming in at 3:30 PM, so you may NOT stay past 12:00 NOON unless you receive an approval from us by phone or in writing.

We hereby agree to rent the Suder's Big Cabin Cozy Cabin in Big Bear Lake, CA 92315. In consideration for the Suder's renting their cabin to us, we agree to the following terms and conditions:

1. We will furnish our own linens and towels.
2. We will **LEAVE THE CABIN IN A CLEAN AND ORDERLY CONDITION, AND REMOVE ALL TRASH FROM THE PREMISES** and agree to pay any extra cleaning or damage fees.
3. We will follow the instructions on page two of this agreement and as posted in cabin for check-out chores and requirements.
4. We assume all financial responsibility for any and all damages to cabin or property.
5. Notify David Suder of any damage upon arrival.

6. We hereby expressly hold the Suders and their insurance company harmless from any and all bodily injury and/or property damage whatsoever of any kind and for any reason incurred on rented property. This includes slipping or falling on ice or snow, or tripping on or off the deck, stairs or while using the showers or spa. We rent at our own risk.

THIS CABIN IS NOT CHILDPROOF AND NOT RECOMMENDED FOR CHILDREN UNDER SIX

7. Forfeit our deposit if reservation is canceled less than 2 weeks prior to scheduled arrival.
8. Forfeit half of the total rental fees if reservation is canceled three weeks prior to scheduled arrival and forfeit the full amount if canceled two weeks prior to scheduled arrival on all Holidays.
9. We agree to pay one night's rent if our reservation is made less than one week before arrival and not canceled before 2:00 p.m. on arrival date.
10. PROVIDE THE SUDERS WITH A COPY OF A VALID DRIVERS LICENSE OR PROPER I.D.

CLEANING OF CABIN: A spotless cabin is important to you and to our next guests. The condition and cleanliness of the cabin will be determined solely by the Suders or their employees. No charge will be made if the cabin is left completely clean. However, guests often clean only moderately and still pay some cleaning charges (usually about \$20). ANY DAMAGE OR REQUIRED EXTRA CLEANING WILL BE DEDUCTED FROM YOUR SECURITY/CLEANING DEPOSIT. DEPOSIT WILL BE RETURNED BY MAIL WITHIN TWO WEEKS AFTER INSPECTION.

RENTAL FEES:

Rent per night is \$ times nights = \$. Security/cleaning deposit is \$. Early check-in (before 3:30) or Late check-out (after 12:00 noon) fee is \$75.00. City of Big Bear Lake hotel tax is 6% = \$. Total fees: \$

Please make checks payable to "David J. Suder"

I/We have read the above agreement and agree to all conditions stated herein:

NAME: HOME ADDRESS:

CITY, STATE ZIP: TELEPHONE (HOME)

SIGNATURE DATE

(Sign this first page and return to us, make a copy for your records)



Suder's Big Bear Cabin Rental

Rental Agreement and Liability Release (Page 2)

KEEP THIS PAGE FOR YOUR INFORMATION-RETURN FIRST PAGE

NO PETS ALLOWED IN CABIN NO SMOKING ALLOWED INSIDE CABIN

PHONE CALLS: There is a phone in the cabin (909-866-1031 Big, or 909-585-3015 Cozy). There is NO long distance service on this phone, so you will need your calling card, or call your party collect. Local calls are free.

DEPOSIT: The deposit for cleaning and damage is to cover the cost of any breakage or damage and also to pay any cost of cleaning needed to leave the home in a clean and orderly condition. The following is typical of what you might be charged from your security/cleaning deposit:

Condition of Cabin:	Cleaning Charge:
immaculate and spotless	\$0
reasonably clean	up to \$15
tidy but not cleaned	up to \$45
untidy and unclean	up to \$85

Regardless of how well you actually clean the home, you are still responsible for removing all trash from the home, for cleaning and storing all dishes, and straightening up, even if you prefer to pay extra for cleaning services.

The following chores must be completed either by you or our cleaning staff for an additional charge:

- 1) clean bathrooms - SANITIZE sink, toilet top, inside, and especially around the base, scour tub/shower, and mop floor. Clean mirrors, shine faucets.
- 2) remove all food from refrigerator and freezer. Wipe out all spills, and wipe down all large and small appliances.
- 3) clean kitchen - sink, countertops, bar area, mop floor, clean stove, etc.
- 4) do the dishes - all dishes, utensils, and pots must be clean, dry, and put back in the cabinets
- 5) If you used the BBQ, please clean it well and make sure it is turned off
- 6) vacuum all rooms including stairs. Broom and then damp-mop bathrooms and kitchen.
- 7) dust and remove all fingerprints/smudges from all tables. Remove smudges and fingerprints from glass sliding doors. Make sure dining room table and place-mats are clean.
- 8) remove all trash from every room and take it with you (there is no trash pick-up) - there is a public dumpsite west on Garstin Road off Big Bear Blvd. Garstin is at the light right before Fox Farm Road at Moonridge Road. You can also take the trash home with you if you prefer. Bags are provided.
- 9) fold and replace all extra pillows and blankets neatly into the closets. Remove your linens and recover beds with original blankets and bedspreads provided. Check drawers for personal items.
- 10) check stove, TV's, radio, BBQ, etc. and make sure all are turned OFF
- 11) do NOT turn thermostat down below 55 as pipes may freeze.
- 12) Do not turn the refrigerator completely off. Leave it at "1" setting.
- 13) Do NOT rearrange the furniture
- 14) remove ashes from fireplace and take with you to dump OR if ashes are warm, leave in fireplace.
- 15) BIG: close and lock all windows. Close door to garage and lock deadbolt, then lock door leading outside and lock deadbolt with key outside. COZY: close and lock all windows and replace wooden dowels for security. Lock sliding glass door, spa cover. Close side door and lock deadbolt with key outside. Our closing staff will set the alarm. Return key to the lockbox.

Emergency problems: Dave's pager: 858-530-6815 home: (858) 592-4139

DIRECTIONS FOR BIG CABIN: Get to 215 N in San Bernardino (From San Diego: 15N to 215N (stay on 215N after it joins with 60). When 60 splits at Riverside, you'll exit right at the 215 North signs From LA: take the 10 East to 215 North. From the desert: Take the 10 West to 215 North) Then go to 30 East "Mountain Resorts". About 5 miles to exit 330 North "Big Bear". Follow 330 up the hill through Running Springs where it becomes 18 (You don't turn off). Take 18 to Big Bear Lake. When you see the lake, go right over the dam. Follow towards the city - right after you pass the Alpine Slide area (on the right), you will come to Lakeview Drive (Dancing Bears Antiques will be on the corner) - turn left on Lakeview Drive. Follow Lakeview for 1/2 mile, and you will come to Glen Road on the left (it sneaks up on you). Go left on Glen and it's the first house on the corner at Lakeview Drive.

DIRECTIONS FOR COZY CABIN: Same as above until you go over the dam and proceed towards the city. Follow into the city - at the Chevron station go left. This becomes Big Bear Blvd. Go through town about 4 miles - watch for K-Mart on the left. That light is Fox Farm Rd. - go right. About one half to one mile there will be a stop sign at Crystal Lake Rd (there's a group of silver mail boxes at that corner) - go left. Dead ends into Juniper Drive - go right. Cabin is down about 5th house on left - Gambrel A-Frame style cabin, rock wall in front.

*WE DO NOT PROVIDE FIREWOOD NOR KINDLING/NEWSPAPER/MATCHES. IT IS READILY AVAILABLE AT LOCAL GROCERY STORES, AND FIREWOOD SUPPLIERS.



Suder's Big Bear Cabin Rental

PO Box 270632, San Diego, CA 92198-2632 858-592-4139 pager 858-530-6815

Please make checks payable to "David J. Suder"

IMPORTANT: YOU WILL NEED THE PUSHBUTTON LOCKBOX COMBINATION TO GET THE KEY!! THIS WILL BE PROVIDED AFTER YOU SEND IN YOUR PAYMENT. PLEASE VERIFY THIS NUMBER WITH US PRIOR TO YOUR STAY. The key will be placed into the lockbox the night prior to your stay, and our staff will remove it afterwards. The exact address will also be provided at that time.

Big Cabin: The cabin is about a mile or two from both ski resorts. It is right across the street from the lake. There are four bedrooms, three bathrooms, a game room, and a laundry room. The kitchen has a dishwasher, microwave, blender, garbage disposal, coffee maker w/filters, etc. The spa is always on and should be clean and hot for your arrival.

Cozy Cabin: The cabin is about a mile from both ski resorts and the lake. There are two bedrooms, two bathrooms, a loft, and a queen sleeper in the living room for sleeping eight. The kitchen has a dishwasher, microwave, blender, garbage disposal, coffee maker w/filter, etc. The spa is always on and should be clean and hot for your arrival.

You'll need to bring: queen size sheets and pillow cases, towels, soap, shampoo, etc. The cabin already has: cleaning supplies, toilet paper, paper towels, plates, utensils, and cooking pots and pans, stereo, cassette, CD player, TV's with cable and VCR, most of the comforts of home!

Don't forget bathing suits for the lake. Bring jackets even for the summer months, as the mountains can be cool at night even in July and August. In the winter, of course warm clothing is a must. Also be ready for snow – pack chains if you have them unless you have four wheel drive with snow tires on all four wheels (M+S rating tires).

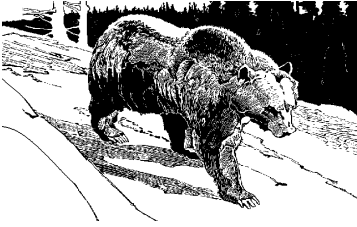
Bring your CD's, cassette tapes, videos for entertainment (you can rent videos at Blockbuster up there also). Bring quarters for pinball in you desire to play (it is NOT set for free play). You can bring up any special drinks or foods, but there is Vons and Stater Brothers down Big Bear Blvd. about 1-2 miles at the east side of the lake.

Suggest you bring condiments from home – things like salt, pepper, mayo, mustard, jelly, ketchup, spices you may want to cook with, etc. That way you won't have to buy all of those little things for your visit at the cabin. You can buy the major food and supplies after you're up there in Big Bear – meat, produce, bread, cereal, milk, etc. You might also want to bring laundry soap if you plan to do any wash (Big Cabin only).

NOTE for Big Cabin: The homes directly across the street are private property – please do NOT walk across their lawns and property. If you would like to go down to the lake, please walk west along Lakeview Drive for about 100 yards to the paved access street. Then walk down this street to the lake area. The land at the foot of this street is public land, and you may fish, etc. (don't forget your fishing license) Other areas are private property and should be avoided.

MAXIMUM NUMBER OF OCCUPANTS for Big cabin is 12 - Maximum number of vehicles is 4.

For Cozy Cabin, max occupants is 8, max vehicles is 3. The City of Big Bear Lake, as well as full time residents who live near the cabin, often patrol and check for compliance with these City rules. If you have more than the maximum number of persons or vehicles and are caught, then any fines imposed by the City of Big Bear Lake may be deducted from your security deposit. Please adhere to the city's rules!



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PAYMENT METHOD AND NO PARTY AGREEMENT

I prefer using a credit card (Visa, MC, or Discover)

I hereby authorize a charge of [[Total Fees]] to the Visa/Mastercard listed below for the rental of Suder's Big Bear Cabin:

Card Number: _____

Expiration Date: _____

Name as it appears on the card: _____

On back of card where your signature is, there is an extra three digit number (after the last four digits of the card number). Please write this number here: _____

Credit card billing address for merchant verification (where you receive your statement):

(write "SAME" if statement is sent to the same address that we have on file)

Credit card users agree to pay a \$50 cancellation fee if they decide to cancel the reservation at any time in addition to the amounts forfeited as stated in the rental agreement

I prefer using a check. I will mail it to the address above with this page and the signed page 1.

No Party Agreement: This cabin is our family's personal vacation home. We rent to families, friends, and small groups who seek fun but conservative vacations. We truly want our guests to enjoy their stay in Big Bear, and we expect social interactions including drinking and laughter with friends and family to occur in the cabin. We do not, however, expect nor permit full-fledged parties at our house. Most of our guests go to Big Bear to have a relaxing mountain getaway. A few go there to throw a party. The neighbors, who live in Big Bear full-time, watch closely and report to our staff during every stay. If it is determined that your group conducted a full-fledged party (we reserve the right to make this determination at our sole discretion), then by signing this agreement, **you agree to forfeit your entire deposit** for the extra wear and tear, plus any other ordinary fees which would have been assessed anyway including damages and cleaning fees, and you authorize us to charge your credit card for any additional charges which cannot not be covered with the security/cleaning deposit already paid. This cabin is a NON-SMOKING cabin, and additional fees will be charged for removing smoke odors if smoking occurs inside the cabin.

Cardholder/Checkwriter Signature: _____ Date: _____



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Directions for Filling Out Rental Agreement

- 1) Fill in all blank spaces (they are also boxed in grey). Make sure to fill your IN and OUT dates, and check the appropriate box next to which cabin you want to rent.
- 2) Enter the nightly rate from the web site or call us to get it. Multiply by the number of nights and enter in "subtotal". Multiply this subtotal by 0.06 to get the Big Bear tax. Add the tax PLUS one extra night's rent as the security deposit to the subtotal and enter this in to the Total space. This is your grand total which gets charged to your card.
- 3) Sign the agreement where indicated and date.
- 4) Enter the total on to the credit card page, and fill in all other information on that page. Sign this page also.
- 5) Fax the first page of the agreement, the credit card page, and a copy of your driver license for ID purposes to 858-592-4139. We might give you another fax number to use if we are out of the office, so please page me at 858-530-6815 before faxing.