



44246 BALCH PARK ROAD  
SPRINGVILLE, CA 93265  
PHONE: (323) 481-1426 OR (559) 539-2286  
FAX: (559) 539-2286

[WWW.THREESPRINGSRANCH.COM](http://WWW.THREESPRINGSRANCH.COM)    [INFO@THREESPRINGSRANCH.COM](mailto:INFO@THREESPRINGSRANCH.COM)

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address            **\*\*THIS IS A SAMPLE CONTRACT/CONFIRMATION\*\***

Dear \_\_\_\_\_,

We're so glad that you have decided to rent our vacation cabin for ----- . Here's all the information about your reservation. If any questions come up between now and your arrival date, please feel free to call or e-mail us.

**We strongly recommend purchasing travel insurance** in case of the unexpected. It is economical and can be found on the web. Review our cancellation policy at the end of this confirmation agreement.

<http://www.insuremytrip.com>

<http://www.alltripprotection.com/>

All the best,  
Shelly McKnight

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RESERVATION CONFIRMATION

For the following property at:

\_\_\_\_\_

Springville, CA 93265

<http://www.threespringsranch.com>

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**BY YOUR PAYMENT AND OUR ACCEPTANCE, WE MUTUALLY AGREE TO THE FOLLOWING:**

ACCOMMODATIONS

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No. of Guests: \_ adults, \_ children, \_ pets  
Bedrooms: 2 queen bedrooms, 1 futon sofa bed  
Baths: 1 with shower, 1 with antique tub and double shower  
Parking: parking up to \_ vehicles

Linens/towels, kitchen equipment, firewood and a starter supply of paper products provided

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ARRIVAL/DEPARTURE

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Arrive: \_\_\_ day July \_\_ 201\_ **after 4:30 pm**

Depart: \_\_\_ day July \_\_ 201\_ **by 11 am**

Note : **Keys will be in a lock box by the front door of the cabin.**

**You will be notified upon final payment of combos.** We may be able to accommodate an earlier check-in time and a later departure time, depending on other bookings before and after your visit. Call to inquire at least 24 hours in advance.

You agree to pay a \$25 penalty for every full 30 minutes after your agreed upon check out time that you have failed to vacate the property.

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PETS

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Only well-behaved, flea free, groomed pets are allowed. **Please do not allow pets on furniture or bedding and bring your own dog bed. Your pet deposit and part or all of your damage deposit may not be refunded if your pet causes stains, urine odors, damage to furniture, bedding, fixtures or landscaping. Pick up dog defecation. Consider our neighbors and control excessive barking noise. Pets must be under your direct control and supervision when outside the dwelling. They are not to be left on the property unattended unless crated indoors or allowed inside the pool or pool fence.** You will not allow dogs, cats, or other pets onto the property other than what has been agreed upon.

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UTILITIES AND PHONE

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We will pay all utility costs (water, heat, electric, trash removal, and local telephone). However, you are responsible for your own long-distance telephone charges. To make long-distance calls, please call collect, or use a credit card, prepaid phone card, or cell phone. Cingular/ ATT is the only cellular service that gets reception at the cabin.

**Phone number at Bear Spring Cabin is 559-539-3021.**

**Bring laptop for internet via satellite and Wifi. Guest is responsible for any penalties resulting from downloads/ uploads exceeding 250 MB per day**

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- **GUESTS**--The property will not be occupied by more people than we have specified in this agreement.
  - **SMOKING**-- is not permitted inside the house.

- **FIRE**--You will be in a wildfire area. Disposing of cigarette butts or building fires on the ground is absolutely forbidden.
- **DRUGS/GUNS**--Neither you nor your guests will use illegal drugs, fireworks or firearms (including BB, pellet or paint guns) on the property.
- **NOISE**—**This is a very quiet rural area. Sound travels a long way and outlying neighbors value their peace and quiet. You will take care not to use loud voices or otherwise create a nuisance to the neighbors. If you must play music outside, do so softly. Complaints from neighbors about noise may result in forfeiture of your deposit.**
- **CLEANING**--The house will be clean when you arrive, and we request that you leave it in good order. You will ‘shut-down’ the house according to instructions in the Guest Information Book located in the house upon your departure. A cleaning fee of \$100 will be charged if not. You will notify us promptly of any damage or problems that arise.
- Unless there’s an emergency, we will notify you 24 hrs in advance prior to entering the property during your rental period.

**VIOLATION OF THE RULES OF THE PROPERTY MAY RESULT IN THE FORFEITURE OF SOME OR ALL OF YOUR DAMAGE DEPOSIT AND/OR EVICTION**

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**RENTAL CHARGES AND FEES**  
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Rental Amount:	\$	( _ nights @ \$__ )
Extra Person Charge	\$	( _ children @ \$10 per person per night)
County Occupancy Tax:	\$	(10%)
Damage deposit:	\$ 300	(refundable)
Cleaning fee:		
Pet Cleaning Fee:		
Total Cost:	\$	

Reservation Deposit: \$300.00 paid \_\_/\_\_/11 Balance Payment: \$\_\_ due \_\_/\_\_/11

- Note (1):** The deposit is refundable (less \$50 service charge) at any time. Within 30 days of your arrival, rental charges are only refundable if we can rebook your reservation.
- Note (2):** Refunds are not given for shortened stays or bad weather. You are responsible for your entire reservation.
- Note (3):** Within [21 days] after your visit, we will refund the damage deposit, less any amount required to cover repairs for damages (other than normal wear and tear) to the property.