

# MOUNTAIN VIEW RETREAT

Between Mountain View Retreat. as Lessor and

(Guest) \_\_\_\_\_

Phone number \_\_\_\_\_

Email \_\_\_\_\_

(Guest Address) \_\_\_\_\_

Total # of people to be staying on premises: \_\_\_\_\_

The term of this lease shall be:

Arrival Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ through the

Departure Date of \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_,

thus being a \_\_\_\_\_ night stay. **(Three night minimum stay)**

## RENTAL FEE

\$ 75.00 Cleaning/Damage Deposit (see Cleaning Policy for details)

\$ \_\_\_\_\_ Rental Fee \$325.00 per night up to 12 people \_\_\_\_ nights reserved

\$ \_\_\_\_\_ Rental Fee \$30.00 per person per night for more than 12 people

\$ \_\_\_\_\_ 8% Bed tax (equals \$26.00 per night)

\$ \_\_\_\_\_ **TOTAL**

\$ 400.00 Deposit due with signed Agreement

\$ \_\_\_\_\_ Total due upon arrival **(Make checks payable to Mountain View Retreat)**

## SECURITY DEPOSIT

Guest(s) are required to secure property with a **\$400.00** Security Deposit, this includes the 1<sup>st</sup> night rental fee and \$75.00 cleaning deposit. Security Deposits must be received with signed Rental Agreement in order to secure reservations. Cleaning deposits will be refunded within ten days of departure if guest(s) have caused no damage or violated any policies. All cleaning deposits will be returned to the address specified by the guest on this agreement.

## CANCELLATION POLICY

All reservations are subject to a 30 day cancellation policy. If you cancel your reservation 30 days or more prior to the reservation start date, your deposit will be returned. If your reservation is cancelled less than 30 days prior to the reservation start date one night rental (\$325.00) is non-refundable but the reservation may be rescheduled.

## **ALL CANCELLATIONS MUST BE IN WRITING - MAIL TO:**

Mountain View Retreat

516 Pia Lane

Deer Lodge, MT 59722

*Please, no Emails. They sometimes aren't received due to "spam" blockers*

# MOUNTAIN VIEW RETREAT

## PETS

We do NOT allow pets at this facility.

## RV/MOTORHOMES

We do NOT allow RV/Motorhomes at this facility

## LOSSES AND DAMAGES

Any and all damages to the home or negligence resulting in damage to the home or contents will result in costs to repair being deducted from the cleaning deposit or billed to those guest if said damage or loss of contents is greater than the cleaning deposit. Guest(s) shall be solely responsible for any property damage, accident/injury to any person or loss sustained by any person, including loss of money, jewelry, and other items of personal property, arising out of or in any way related to Guest(s) use of premises or the items of personal property provided by Mountain View Retreat at Guest(s) request. Guest(s) shall inspect and be familiar with property use and application such prior to using them. Guest(s) hereby agrees to INDEMNIFY and hold Mountain View Retreat harmless of any and all claims including those of third parties, arising out of, or in any way related to Guest(s) use of premises or the items of personal property therein. Guest(s) assumes the risk of injury or other losses relating to any recreational activities or services ordered through the Mountain View Retreat for guest use and will hold OWNER and its Agents harmless with respect there to. Owner and Agent are not responsible for articles left on premises. There will be a \$10 charge in addition to shipping charges for handling the return of any articles found by housekeeping.

## SMOKING

NO SMOKING is permitted inside the retreat or its buildings. Evidence of smoking may result in loss of cleaning deposit. There is a designated area outside for smokers

## CHECK-OUT PROCEDURE

Guest(s) shall leave premises in neat and undamaged condition. All dishes must be washed and put away. All food must be removed from refrigerator and cabinets. All trash removed and placed outside of unit for later pickup. Furniture must be placed in its original location. Doors/windows locked.

\_\_\_\_\_ (Guest Signature)

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_(Date)

## TO SECURE YOUR RESERVATION FOR Mountain View Retreat

1. Call 1-406-560-1064 to make your reservation
2. Security Deposit must be made to secure your dates
3. Mail or Fax Rental Agreement

All checks are to be made payable to Mountain View Retreat and sent to:

Mountain View Retreat  
516 Pia Lane  
Deer Lodge, MT 59722