

Alaskan Chalet at Jade Lake

5012 S. Emerald Way
Big Lake, AK 99652
Cabin Phone (907) 892-2459

David & Laurel Worth (owners)
Owner Phone (916) 729-2459

Rental Agreement

1. Check-In time is AFTER 3 P.M. and Check-Out is prior to 12 P.M.(NOON). NO early Check-ins.
2. This is a NON-SMOKING cabin.
3. Pets are not permitted under any conditions.
4. **We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.**
5. DAMAGE/CLEANING DEPOSIT- A damage/cleaning deposit of \$250 is required. The deposit is NOT applied toward rent; however, it is fully refundable within fourteen (14) days of departure, provided the following provisions are met.
 - a. No damage is done to unit or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in outdoor garbage cans
 - d. Cleaning checklist is completed. All linens are laundered and folded.
 - e. No linens are lost or damaged.
 - f. The renter is not evicted by the owner (or representative of the owner) or the local law enforcement.
 - g. The unit is left in "**ready to rent**" condition.
6. PAYMENT - All payments, including deposit will be paid prior to issuance of electronic access keycodes.
7. CANCELLATIONS - All cancellations will incur a minimum \$50 penalty. Cancellations ON or AFTER the Balance Due date (the date in which Payment In Full is to be paid as defined in the Cancellation/Refund Policy) forfeit the FULL 50% RESERVATION AMOUNT. Failure to pay entire balance by the Balance Due date will be considered a cancellation. Damage/Cleaning deposit will be refunded per cleaning policy. Cancellation or early departure does not warrant any refund of rent.
8. MAXIMUM OCCUPANCY- The maximum number of guests is limited to eight (8) persons.
9. NO MAID SERVICE - Maid service is not included in the rental rate however it may available at an additional rate. Maid service is not generally available, but if desired should be prearranged.
10. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
11. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing.
12. PARKING - Parking must be in driveway which can accommodate several vehicles.
13. STORM OR FIRE POLICY - No refunds will be given unless:
 - a. The National Weather Service or other government agency orders mandatory evacuations.
14. RESIDENTIAL AREA - This cabin is in a residential community and standard courtesies and etiquette apply. Such things would include restricting loud noises (horns, stereos, etc.) in the morning and evening hours.

Acceptance of this document indicates that I acknowledge I have read and understand the rental rules and regulations and will abide by such policies.

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Safety Acknowledgement



We are very concerned about the comfort and safety of your stay. Our cabin is a ONE STORY cabin with a loft. The loft area contains 2 Full size beds, the washer/dryer as well as a closet, lighting and a ceiling fan. It is open to the living room/kitchen area.

Some safety items to consider:

1. During Alaskan winters ice can be present causing the stairs and porch leading to the main entry to be slippery.
2. Due to the square footage of the cabin there is not room for a full staircase to the loft area. The access to the loft is a standard pull-down attic ladder.
3. Use of the woodstove has inherent risks.
4. The Big Lake community is rural; moose, bear and other wildlife may be present.

There is nothing unusual with this property from your typical home except maybe access to the loft area. We ask that you study the loft access photos on this page and ensure that you feel everyone in your party can safely use the facilities. We are always glad to answer any questions that you have.



Loft access as seen from living room



Looking up at loft access



Looking down loft access



Looking across loft toward access

Alaskan Chalet at Jade Lake

WAIVER AND RELEASE FROM LIABILITY FOR USE OF VACATION RENTAL

Acceptance of this document indicates that I, HEREBY WAIVE AND RELEASE, indemnify, hold harmless and forever discharge David and Laurel Worth from any and all claims, demands, debts, contracts, expenses, causes of action, lawsuits, damages and liabilities, of every kind and nature, whether known or unknown, in law or equity, that I ever had or may have, arising from or in any way related to occupying/living/temporarily residing on the premises of land owned by David and Laurel Worth in the County/Borough of Matanuska-Susitna, in the State of Alaska at the following address 5012 S. Emerald Way Big Lake, Alaska 99652 provided that this waiver of liability does not apply to any acts of gross negligence, or intentional, willful or wanton misconduct.

I understand that the activities associated with vacationing/temporarily residing in the aforementioned weekend/guest house could involve dangerous risks and could cause serious or grievous injuries, including bodily injury, damage to personal property and/or death should anything unexpected occur during the course of my stay. That injuries can also occur because of the condition of the property (both inside and out) and that the land may pose such dangerous conditions due to snakes, insects, spiders, wildlife, snow, or mud and; that there are always risks involved when operating utilities such as a stove, oven, washing machine etc. or other natural and man-made hazards. On behalf of myself, my heirs, assigns and next of kin, I waive all claims for damages, injuries and death sustained to me or my property that I may have against the aforementioned released party to such activity whether caused by the ordinary negligence of the released party or otherwise, with the exception of acts of gross negligence, or intentional, willful or wanton misconduct as indicated above.

By this Waiver, I assume any risk, and take full responsibility and waive any claims of personal injury, death or damage to personal property and real property owned by David and Laurel Worth including any activities involving the upkeep and maintenance of the property and any activities conducted throughout the course of my stay.

This WAIVER AND RELEASE contains the entire agreement between the parties, and supercedes any prior written or oral agreements between them concerning the subject matter of this WAIVER AND RELEASE. The provisions of this WAIVER AND RELEASE may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of all parties.

I have read, understand and fully agree to the terms of this WAIVER AND RELEASE. I understand and confirm that by signing this WAIVER AND RELEASE I have given up considerable future legal rights. I have signed this Agreement freely, voluntarily, under no duress or threat of duress, without inducement, promise or guarantee being communicated to me. My signature is proof of my intention to execute a complete and unconditional WAIVER AND RELEASE of all liability to the full extent of the law. **I am 18 years of age or older** and mentally competent to enter into this waiver. This agreement and its terms and provisions will include any minors and others in my party who accompany me or who are under my care. I further agree that I shall assume responsibility for watching and caring for minor's safety and guarding against all hazards, natural or man made, whether expressly mentioned in this WAIVER AND RELEASE or otherwise.

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Reservations/Cancellations Policy

Reservations

Reservations require a deposit equal to 50% of the lodging rate for your stay. The unit will not be held until a reservation deposit is received and reservation is confirmed.

In case a reservation is made, but the unit is not available, 100% of all funds placed on deposit will be refunded. **IN ALL OTHER CASES** there is a **\$50 minimum non-refundable charge.**

There is a \$250 refundable cleaning deposit which will be collected prior to check in. See the *Cleaning Deposit Refund Policy* for details of cleaning deposit refund.

The balance for the stay is due as follows:

- *For stays of 14 nights or less..* **Balance Due** 30 days prior to check-in
- *For stays of 15 to 21 nights...* **Balance Due** 60 days prior to check-in
- *For stays of 22 to 30 nights...* **Balance Due** 90 days prior to check-in
- *For stays of more than 30 nights...* **Balance Due** 120 days prior to check-in

Keys will not be issued until balance is paid in full.

Cancellations

If cancellation is made **prior to the BALANCE DUE** date (see above):
Entire deposit, **less \$50**, will be refunded

If cancellation is made **ON or AFTER** the **BALANCE DUE** date (see above):
Only amounts in excess of the 50% reservation deposit will be refunded.
The 50% reservation deposit is forfeited.

If full payment is not received by the **BALANCE DUE** date (see above):
Only amounts in excess of the 50% reservation deposit will be refunded.
The 50% reservation deposit is forfeited.

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Cleaning Deposit Refund Policy



You will be expected to ensure that you leave the cabin clean and furniture arranged the way it was when you arrived.

The cabin should be left in a "Ready To Rent" condition to ensure deposit is refunded.

Some key items you are expected to do

(see the cleaning checklist for a complete list):

- Beds will be stripped and linens washed, dried, folded and left on top of bed. *Beds will be made up without the linens.*
- Sweeping, mopping and vacuuming the floors.
- Furniture is returned to location on arrival.
- Dishes are washed and returned to proper location.
- Refrigerator is cleaned/leftovers are removed.
- Bathroom shower, toilet and sink are cleaned.
- All garbage cans are emptied in the outside trash container.

Basic cleaning supplies and a cleaning checklist are provided. Should you need other than basic cleaning supplies you are expected to provide these (carpet cleaner for stains, etc.)

If all items on the cleaning checklist have been completed and you left the cabin in an overall good condition you will be refunded your entire cleaning deposit. However, if cleaning items were missed or not satisfactorily cleaned you will forfeit your cleaning deposit.

Your cleaning deposit may also be deducted for broken or missing furnishings. Please ensure everything is as you found it.

In some cases we may deduct only a portion of the cleaning deposit but we are under no obligation to "charge only for those items which were unsatisfactory". We reserve the right to retain the entire deposit at our discretion.



Alaskan Chalet at Jade Lake

Check In/Check Out Policy



For security purposes the cabin is equipped with an electronic lock. You will be issued an electronic code after we have received your full payment, including the refundable cleaning deposit.

The code WILL NOT work before check-in time and WILL NOT work after your scheduled check-out time. Codes can only be issued by us and all will be set with an expiration date and time.

Check-in is anytime after 3 p.m. on the scheduled day of arrival.

Check-out is by noon on the scheduled day of departure.

In emergency situations you can contact the owner @ (916) 729-2459 or (916) 847-1838.