



Railroad Creek Lodging, LLC
Chuck & Vicki Holbrook
155 Blanchard Lake Road
Whitfish, Mt. 59937
406-862-5661

Site: H4 Family Vacation Home
20631 Highway 2 West
East Glacier Park, Mt. 59937

RENTAL AGREEMENT

1. Check in time: After 3:00 p.m. Check out time: 10:00 a.m.
No early check-ins or checkouts. Call or email for special arrangements or questions.
This agreement does not create a tenancy or residence.
2. This unit is a non-smoking unit.
3. No pets allowed.
4. **DAMAGE DEPOSIT:** None required. In the event that damage expenses are incurred, you will be notified and your card will be billed. Those paying by check are asked to supply a credit card number to be used if damage charges are necessary.
5. **PAYMENT:** We accept credit cards and checks for payment. If using checks, please make payments in the form of traveler's checks, bank money orders or personal checks payable to Railroad Creek Lodging. An advance payment of 50% of the rental cost (including tax) will secure your reservation and is due 60 days prior to your arrival date. Final payment of the remaining balance is due 10 days prior to arrival and will confirm your reservation.
6. **CANCELLATIONS:** A 60-day notice is required for cancellations. Cancellations that are made more than 60 days before arrival will incur no penalty. Cancellations or changes that result in a shortened stay made within 60 days of arrival date forfeit the full advance payment. Cancellations or early departure does not warrant any refund of rent or deposit.
7. **MONTHLY RESERVATION CANCELLATIONS:** Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must do so at least ninety (90) days prior to check-in.
8. **MAXIMUM OCCUPANCY:** The maximum number of guests at the H4 Family Vacation Home is 8 people.
9. **MINIMUM LENGTH OF STAY:** 2 Nights.
10. **INCLUSIVE FEES:** Rates include a one-time linen/towel setup. Amenity fees are included in the rental rate. Guests can use on-site laundry facilities if needed.



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EAST GLACIER PARK, MONTANA

11. **NO DAILY MAID SERVICE:** While linens and bath towels are included in the unit, daily maid service is not included. We suggest you bring beach towels for water sport activities, as we do not allow towels or linens to be taken from the unit.
12. **RATE CHANGES:** Rates are subject to change without notice. We will keep rate information current on our VRBO Listing # 95176. Once a reservation is confirmed, rates will not be changed.
13. **FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment; deposit and/or rental money and the parties will not be permitted to check in.
14. **WRITTEN EXCEPTIONS:** Exceptions to the above-written policies must be approved in writing in advance.
15. **OTHER:** Please place all debris, rubbish and discards in dumpster and recycle appropriate materials in the bins provided in downstairs closet. Please wash dishes and start one load of laundry before leaving and insure that the house is locked upon departure.
15. **RATES:**
 - Summer Season-June 1 to Sept. 30**
 - 2 night minimum stay.
 - \$250/night
 - \$1,600/week (7 nights)
 - Subject to 7% Lodging tax

 - Off Season-Oct. 1 to May 31**
 - 2 night minimum stay
 - \$150/night
 - \$1,000/week (7 nights)
 - Subject to 7% Lodging tax

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____

Date: _____