

THE BRYAN HOUSE  
W.J. Bryan House, LLC

## Rental Agreement

### Rules & Regulations

1. The property must be left in the same condition as when the Renter and any guest(s) of Renter entered the property. **Initial here \_\_\_\_\_ (Please initial each section below)**

\_\_\_\_\_ The Renter is solely responsible for any loss or damage to the property caused by themselves, their guests, or any persons attending the. The Renter is solely responsible for any damage or breakages that may be caused to the property and/or to its contents, and also for any loss of items in the inventory during their stay. **Therefore, a non-refundable security deposit is payable when booking The Bryan House of \$\_\_\_\_\_ . IN ADDITION, THE RENTER WILL LEAVE AN AUTHORIZED CREDIT CARD AND DRIVER'S LICENSE TO COVER ANY DAMAGE IN EXCESS OF THE DEPOSIT.**

\_\_\_\_\_ The deposit will be held against such an eventuality. The Bryan House is inspected both before and at the end of each event and upon confirmation that all is in order; this deposit will be refunded. Since it is not always possible to check the venue before departure, the security deposit will be reimbursed as soon as possible after return; normally within 10 days of your departure.

\_\_\_\_\_ Damaging of property or defacing any notice, poster, walls, etc. of The Bryan House is illegal. Charges for damages/losses for any maintenance/repairs to the premises, equipment, amenities or fixtures necessitated by misuse will be at the discretion of The Bryan House and will be deducted from the Security Deposit. In the event of any damage/loss which is assessed to be in excess of the Security Deposit, Renter will be held responsible for full reimbursement of the outstanding amount within five days or the credit card will be charged for the damages. **Please take special care to not damage the original hard wood floors with spike heels or moving furniture.**

\_\_\_\_\_ It is important that the property is left clean and tidy at the end of the rental period. All trash must be placed inside of trash cans before departure. No trash may be left on the floor.

\_\_\_\_\_ A charge will be made for extra cleaning due to Renter's and their guests non-compliance. Renter is responsible for cost of any damage, extensive cleaning and repair.

\_\_\_\_\_ Renter is responsible for the safe return of the keys to the property. If the keys are not received or they are lost during the stay, a \$25 fee per key will be deducted from the

Security Deposit.

\_\_\_ No illegal substances, smoking or guns are allowed on premises. Alcoholic shots are also not allowed.

\_\_\_ **If only renting house as B&B, no more than 15 guests are allowed.**

**\* A credit card and photo ID must be on file prior to the use of the House and Suite. Renter authorizes W.J. Bryan House, LLC to charge costs of damage, extensive cleaning and repair.**

Name on card: \_\_\_\_\_

Signature: \_\_\_\_\_

Credit Card No: \_\_\_\_\_ Exp: \_\_\_\_\_

Security Code: \_\_\_\_\_ Billing Zip Code

2. \_\_\_ Adhere to the check-in time: 12:00 p.m. and check-out time: 12:00 p.m. All loud music/noise must comply with City of Mission Noise Ordinances.

3. \_\_\_ Care may be taken to see that there is no wastage of water, electricity, and other resources. All electrical appliances like curling irons, ceiling fans, lights, air-conditioners put back to 77 degrees, etc. should be switched off before leaving the house.

4. \_\_\_ Cooking in any form using gas, oven, heater, grill, or hot plate is not allowed inside or outside of the House and Studio without owners consent.

5. \_\_\_ Vehicles of all kinds should be kept/parked properly in the driveway or in the main venue parking lot. The Bryan House is not responsible for vehicle damage or theft. Please lock vehicles.

6. \_\_\_ **PARKING INDEMNIFICATION.** The owner may arrange for valet parking at its discretion and cost and may direct their attendees to park on areas in the vicinity of The Bryan House. The Renter agrees to indemnify and hold W.J. Bryan House, LLC, its members, managers, employees and agents, and the Church of Jesus Christ of Latter-day Saints, more commonly known as the Mormon Church, its members, elders and officers, and the property owners allowing temporary use of their parking areas, harmless from any and all debts, claims and liabilities associated with the parking activity regardless of claimed negligence against W.J. Bryan House, LLC, its members, managers, employees and agents and all property owners including but not limited to the Church of Jesus Christ of Latter-day Saints, more commonly known as the Mormon Church, its members, elders and officers, located across Bryan Road and any parking areas neighboring the Bryan House allowing temporary use of their parking areas. This Indemnification is intended to

be full and includes the costs incurred by W.J. Bryan House, LLC, its members, managers, employees and agents, and the Church of Jesus Christ of Latter-day Saints, more commonly known as the Mormon Church, its members, elders and officers and other property owners allowing temporary use of their parking areas, for legal representation and expenses.

7. \_\_\_\_ Valuables should be kept under safe custody. The Bryan House is not responsible for any loss. The Bryan House is not responsible for items left after check out.

8. \_\_\_\_ This contract covering the entire property provides that **no pets are permitted** on or about the premises. This includes the venue, House, and Studio. This includes any time leading p to the event of after. There is a \$250 fee, plus cleaning costs if the No Pet Policy is violated. Violation of this policy could result in eviction and complete forfeiture of security deposits and rental fees. Service dogs must be housebroken.

9. \_\_\_\_ Guests are not permitted on the roof level of the House and Studio.

10. \_\_\_\_ Do not remove any decorations, furnishings, linens, towels from the House or Studio.

11. \_\_\_\_ No open flames, candles, aromatherapy oils or heavy odor/scent producing products and/or incense are permitted in the House or Studio.

12. \_\_\_\_ Renter or Renter's guests are not permitted to operate fireplaces. Fireplaces are inoperable.

13. \_\_\_\_ If you wish to extend your stay, please give The Bryan House as much notice as possible in order to facilitate your request. All extensions are subject to availability and rate change. The Bryan House reserves the right to treat early departures or reductions in the number of nights as a cancellation and cancellation charges may apply.

14. \_\_\_\_ In the event Renter does not rent both the House and Studio, The Bryan House reserves the right to rent the vacant venue.

15. \_\_\_\_ The Bryan House reserves the right to terminate the contract and require Renter and/or all guests to vacate if they are in violation of these Rules and Regulations or if they disturb others with their behavior. Owner or the assignees may enter the premises for any reason at any time.

16. \_\_\_\_ Renter cannot reserve one kind of event and in turn have a larger event to save money.

# Summary of Stay

Date of Stay:

Nights Rental:

Cleaning fee:

Hotel Occupancy Tax:

Service Fee (if done through VRBO):

Property damage protection:

Subtotal:

Refundable Damage Deposit:

Total Payment:

RENTER SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DRIVERS

LICENSE NO.: \_\_\_\_\_

IF ARRIVING IN VEHICLE, PLEASE PROVIDE LICENCE PLATE NUMBER AND MAKE & MODEL OF VEHICLE.