



The Guest/Tenant Agreement

Guest/Tenant understands that the rental company is solely acting as the rental agent and does not own the property being rented. Black Hills Premier has a contractual relationship with the property owner, and represents the interests of the owner.

I agree to pay one night stay plus SD tax, tourism tax and processing fee at the time of reservation.

I agree to pay the balance within 60 days prior to check-in. I understand that my reservation may be canceled if my balance payment has not been received 60 days prior to check in without refund of advance payment. Sturgis rally payments are due by Jan 31, unless otherwise stated.

I agree to purchase of damage protection fee for accidental damages. Ranges from \$59-\$79 and covers from \$1,200-\$3,000 of accidental damages. Any damages above and beyond will be covered by tenant. Accidental damages do not include, stolen items, unnecessary cleaning, excessive garbage, or disrespect damages to the property or the staff.

Black Hills Premier will only rent to persons 25 years of age or older. Black Hills Premier has the right to check ID's to verify age.

CHECK IN/CHECK-OUT -Check in time is at 4:00pm MST. Check-out time is by 10:00am MST. Please be considerate of our teams time.

PETS -No pets are allowed in the home or on the premises. Charges will be assessed to cover professional cleaning if evidence of a pet is found.

NO SMOKING- inside the vacation home and garage in Non-Smoking! If smoking outside, discard "butts" in designated receptacles. Evidence of smoking inside the home and/or garage will be charged for professional cleaning.

OCCUPANCY- Please note the Maximum Occupancy of the property. Occupancy cannot exceed the Maximum

Guests/ Tenant agrees to abide by all other ordinances, rules, and regulations that may be imposed by parties other than Black Hills Premier, such as local governments, homeowner association, etc.

All cancellation requests must be in writing. In the event of a cancellation by Renter, there are no cash refunds. The initial down payment is non-refundable. If the cancellation is after the full payment has been made, the rental payment is non-refundable. We do offer travel insurance, which is highly recommended. 7a. VACATION RENTAL INSURANCE-RedSky Travel Insurance has been made available with your reservation. Travel Insurance reimburses for pre-paid, non-refundable expenses due to certain unforeseeable circumstances that may jeopardize your vacation investment and force you to incur unplanned expenses. We strongly recommend you purchase this valuable protection. If declined, you

acknowledge you have read and understand our cancelation policy and choose not to purchase Travel Insurance on behalf of all occupants.

Black Hills Premier will make every effort to ensure that Renter`s stay is safe, comfortable, and enjoyable. No refunds or discounts will be made for inclement weather, mechanical breakdowns, or other nuisances beyond our control. Examples of these which DO NOT warrant any refund, discount, or another property, etc. include but are not limited to: breakdown of air conditioners, TV`s, VCR`s, Hot tubs, electronics or appliances, construction in the area, disruption of utility services, problems which have not yet been reported to agent, bad weather, or noisy neighbors. Renter agrees to report any and all problems to Black Hills Premier. Black Hills Premier agrees to make every effort to resolve the problem as quickly as possible.

By making final payment, you are agreeing to all terms. I certify that I have read, understand, and abide by all rules, policies, regulations of Black Hills Premier and the property referenced in this agreement. I agree to vacate Property upon demand for any violation of any of these rules, policies and regulations. Guests agrees to indemnify and hold harmless agent and owner from and against any liability for personal injury or property damage sustained by any person, or guests of renters during stay.

Tenant/ Date: _____

Printed Name: _____

Signature: _____

Date of Reservation: _____