



## YOSEMITE PEREGRINE LODGE

### VACATION RENTAL AGREEMENT POLICIES AND INFORMATION

Owner contact phone number: 1-619-948-8560.

Additional lodge information at [www.yosemiteperegrinelodge.com](http://www.yosemiteperegrinelodge.com).

#### **OCCUPANCY**

In order to book the Peregrine Lodge the guest making the reservation must be at least 25 years old.

Unless a prior written agreement was made, the maximum guest occupancy in the lodge is 8. Unless a prior written agreement was made, the maximum guest occupancy in the lodge is 8. Absolutely no large parties above the agreed guest size allowed. Guest limit includes both day visitors as well as guests who are staying the night.

#### **NO STACKING/NO GUEST VISITS**

Due to the tendency for guests to rent more than one home in Yosemite West we must insist that only 8 people occupy the home at a time. Visitors are allowed as long as the total guest, and visitor count is not over 8 people. Having more than the max guest limit in the lodge may be regarded as a violation of the rental agreement and may result in the termination of the rental with no refund.

#### **SMOKING**

There is only one designated smoking area in the lodge. You may smoke outdoors in the entry port. There is a safety receptacle for cigarette butts and cigars for your use. Do not throw your butts on the ground as they are

litter, unattractive, and a hazard to the environment. They are also a fire hazard that we take very seriously.

There is absolutely no smoking in the lodge or on the decks. Violating this policy will result in the termination of your rental with no refunds.

## **DRUG USE AND MARIJUANA**

NO ILLEGAL SUBSTANCES ARE ALLOWED IN THE LODGE OR ON THE PROPERTY. WE WILL NOTIFY THE SHERIFF'S DEPARTMENT IF I OR MY STAFF SEE ANY ILLEGAL DRUGS BEING USED ON THE PROPERTY.

Cannabis is a legal drug in California, but if it is used in smoke form it like any other form of smoking such as cigarettes or tobacco pipes will not be allowed in the lodge or on any of the decks or property.

If marijuana is ingested in smoke form it must be used only in the carport smoking area. Due to the contact nature of smoke inhalation, when ingesting cannabis in smoke form, only adults 18 and older may be present.

Our community of Yosemite West is in Mariposa county where marijuana is legal, but you must get to us by entering a national park.

Keep in mind marijuana is a federally controlled substance and may not be brought into the park. When it comes to laws, entering a National Park is like leaving the state you are in and entering another country.

Fines for marijuana citations in California's national parks depend on district courts but often end up being \$200 or so. Arrests are rare, unless the case involves large amounts of concentrated cannabis, probation violations or another crime, like gun possession or drunken driving.

*In my experience watching the rangers interact with campers, it may even depend on if you are guilty of "contempt of ranger", i.e., giving the ranger a hard time, being difficult, combative, and being a big mouth cry baby.*

Remember rangers are people just doing their jobs, treat them respectfully.

And a fact you should be aware of is that most marijuana citations in California's parks are issued at Yosemite, which is the state's most visited national park and has a history of more pot busts than any other national park in the United States.

## **QUIET HOURS 10 PM TO 8 AM**

This is a residential community. Some of our neighbors do not rent. Most appreciate our guests and their desire to experience one of the most unique places on earth while others do not. Either way, we strive to be good neighbors and to respect the peace and quiet that all of us come here to enjoy. If you are outside on the deck after 10pm please be aware that sound is amplified and carries along way in our thin mountain air.

## **FIREPLACES**

No fires are allowed outside the designated fire places on the premises. No candles or flame lanterns. L.E.D. flame-less candles are provided.

Fireplaces are restricted during fire season. Cal Fire will let us know when fire season starts. It may be different each year. Fire season starts around June 1st, depending on conditions.

You are responsible to read and know the contents of our Fireplace instruction sheet sent to you when you make a booking.

***Never cook in fireplaces.*** Cooking food such as meats, vegetables, marshmallows, s'mores, etc., cause unsanitary conditions, and is very hard to clean up. If our cleaning staff has to clean up food residue from the fireplaces your cleaning deposit will be deducted.

**Do not start a fire on the day you check out.** We will have to charge your deposit to extinguish hot fires and clean the fire places.

## PETS

No pets are permitted in the lodge. Finding a pet in the lodge will result in cancellation of your reservation with no refund.

## BEAR POLICY

You must be familiar with our bear policy and abide by it's guidelines.

- Never leave the doors open when you are not using them for loading/unloading your bags and going and coming from the lodge. Bears will enter a home, as will smaller animals such as mice, which we call micro bears.
- Never leave food outside near the lodge or on the decks unattended. Not only will bears go after it but, birds, mice and other local critters.
- If a bear come onto the decks do not encourage it or entice it for a better view or a good photo op.*** This will only encourage bears to be bolder and develop bad habits. We want our bears to be natural and rely on natural food. ***Feeding bears will endanger their lives*** and may lead to them being put down.
- Do not leave food in your cars. It is also a good idea to remove anything that might smell like food to a bear. This might include lotions, hand disinfectant, sprays, breath mints, etc. (TIP: The rangers will issue tickets to cars that are parked and unattended with coolers in them).

Do not leave coolers outside on the decks or around the property. Bears know what coolers are and will approach to investigate. At the least your cooler may be damaged beyond repair. At the worse a bear has learned that our lodge is where a possible source of food can be found.

You can store empty coolers under the stairs located in the entry of the lodge. We can also store anything you like in our basement.

- When your kitchen trash is full please double bag it and place it in our bear proof trash can near the lower entry. More on the bear saver trash on page 6.
- Please do not leave young children unattended while playing around the lodge.
- Educate your children on the danger of bears. If you see them enjoy them from a distance, and never approach a bear.
- When using the BBQ please wipe up spills on the BBQ and deck. Never leave your food unattended when cooking or eating on the deck. Not only do we have full size bears, but we have mini, and micro bears as well. Raccoons, squirrels, chipmunks, and mice all want the same thing, your food.
- Keep in mind that you can normally scare a bear away, but if a bear gets a hold of your food never try to retrieve it. After a bear has got hold of your food it is now their food, and they may fight to keep it. But chances are they will just run away with it in their mouths and that is the last you will ever see of your delicious rack of ribs.

*Note: If any guest at the Peregrine Lodge is seen feeding or encouraging the bears your rental will be terminated, you will be asked to leave with no refund.*

Thank you for your cooperation in following these guidelines your actions may help to save a bear from being put down.

## DAMAGE DEPOSIT

A damage deposit is required.

A Security/damage deposit of \$1,500 is required for travelers. The deposit is NOT applied toward rent; however, it is fully refundable after check out, provided the following provisions are met:

- a. No damage is done to the house or its contents beyond normal wear and tear.
- b. No charges are incurred due to contraband or pets.
- c. No linens or other items are lost or damaged.
- d. No early check-in or late check-out.

## REFUNDABLE CLEANING/SECURITY DEPOSIT

As this is a private home, we will assume responsibility for normal wear and tear such as a broken dish or glass. However the home should be left in a similar clean and orderly condition as when you arrived.

There is a check out list to be followed in order to receive a refund of the cleaning/security deposit. Any excessive cleaning which may be required may be deducted from a \$300.00 refundable cleaning deposit. The deposit may also be used to cover the expense of wifi data.

Each guest has a 1 GB complimentary allowance of data. Any data usage over is charged \$15.00 per GB. These charges may be deducted from the deposit as well.

## PAYMENTS

Payments and bookings are taken through a number of different online venues such as HomeAway.com, vrbo.com, and Trip Advisor. Payments are subject to the requirements of the online booking service you use.

## CANCELLATIONS

***There is a \$100.00 cancellation fee for canceling at anytime after the booking is made. This is to cover the cost that vrbo/homeaway charges us.***

**Rental deposit returns are as follow:**

You will receive 100% of your deposit (less the 100 cancellation fee) if you cancel 60 days prior to checking in.

You will receive 50% of your deposit if you cancel after 60 days prior to checking in and before 30 days prior to checking in.

You will not receive any refund if you cancel within 30 days of checking in.

\* You will receive your damage protection, and cleaning deposit in the event you cancel at any time before check in.

Changes that result in a shortened stay, that are made prior to thirty (60) days of the arrival date are acceptable. Early departures do not warrant any refund of rent or deposit.

***NOTE: vrbo.com and homeaway.com offer insurance for canceled trips which will cover the loss of your rental. Please note that this is a service offered by vrbo.com and homeaway.com and not the Peregrine Lodge. If you book through us directly we do not offer this service.***

## VRBO/HOMEAWAY TRAVELERS TRIP INSURANCE

We have had guests who were concerned about losing their deposit due to health reasons, weather, fire, park closures, work related issues or other obligations which may involve canceling the trip.

VRBO/HOMEAWAY offer Vacation Rental Protection for those with these kinds of concerns. It is insurance which protects your non-refundable payments if you need to cancel your trip due to a covered reason. You can learn more here <http://www.vacationprotection.com/?aff=vpharenter&tab=Cancellation-Protection>. This is a third party option that you can choose at the time of booking. There are no refunds for early departure or no shows.

### **CHANGE OF BOOKING DATES**

We accept changes to booking dates if made before 30 days prior to checking in. During the 30 day period prior to checking in will not accept changes to the original booking dates.

Changes that result in a shortened stay, that are made before 30 days prior to checking in are acceptable.

However, the guest is responsible for the entire original reservation period 30 days or less prior to check in.

Cancellation or early departure does not warrant any refund of rent or deposit.

### **NO SHOWS**

If you do not show up for your reservation we will hold the property until the end of your booking date. There are no refunds for no shows.

### **FALSIFIED RESERVATIONS**

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit, and or rent money, and the party will not be permitted to check in.

### **OCCUPANCY GUIDELINES**

The maximum occupancy is limited to eight (8) persons. Rental rates are based upon a 6 person group. Each guest above 6 is an additional \$45.00 per person, per night.

Children 2 and under are not charged.

Maximum occupancy is firmly enforced. No stacking from other rental homes. Please we want our home to be a place to relax and unwind. We put a lot of effort into providing higher quality furnishings and art, a home away from home for those who enjoy quality and comfort. It is not an event or reception hall.

If your group has more then one home in Yosemite West keep in mind that the maximum guest limit at the Peregrine Lodge is 8 including visitors as well as guests who are staying the night.

### **WRITTEN EXCEPTIONS**

Any exceptions to any rules or polices must be approved in writing in advance of your check in date

### **NO DAILY MAID SERVICE**

While linens and bath towels are included in the cabin for use by the guests, daily maid service is not included. Towels and linens are not permitted to be taken from the cabin, so be sure to bring your own travel towels for your days at our beautiful lakes and rivers.

### **DECKS**

Please enjoy our outdoor decks and the views, but keep in mind that our decks are very high above the ground. For your safety do not lean over the deck railings, lean on the railings, or sit on them.

## TRASH DISPOSAL

Our lodge participates in a trash co-op in Yosemite West. We have access to a bear proof dumpster located off of Henness Circle on Azalea Lane.

## SELF CARRY

If you wish to carry/drive your trash to the dumpster yourself, the pad lock number is: **5389**

### Directions to dumpster:

To find the dumpster walk/drive around the Henness Circle to Azalea. The shortest route is for you to go towards Henness Ridge Drive, the hill you came up coming to the lodge. Turn onto Azalea and go to the end just where the pavement turns to dirt. The dumpster is located at the end of the street. ( SEE MAP BELOW)

Always make sure the lock is replaced and re-locked.

Never leave any trash by dumpster.

## USE BEAR SAVER TRASH CAN AT LODGE

There is a bear saver can located at the lower entry port of the lodge. Please follow the following guidelines in using the bear saver can. Bears may still be attracted to the smell and we want to keep the can and area as clean as possible.

1. When your lodge trash can is full just **double** bag the garbage, and place it inside the bear saver can. The lid is designed to keep bears and other animals out.
2. Make sure the lid is **closed and secured** after use.
3. Do not place **loose** trash inside the bear saver can.  
*It is only for double bagged lodge trash.*
4. If bear saver can is full **do not use it** call us at 619-948-8560 to empty the can.
5. If your trash item is too large please take it to the large dumpster on Azalea Lane.

*Knowingly attracting bears to the lodge with food for views, and photo ops will be seen as a violation of the rental agreement, and your reservation will be terminated with no refund.*

*Trash, and food left outside the lodge may be construed as a violation of your rental agreement, and may lead to a termination of your booking as well.*

Thank you for your kind understanding, we love our bears and want to protect them.

## NO LAUNDRY SERVICES

No laundry services are provided. Laundry services can be found in the Yosemite West Condos 1 block down the street and in the Yosemite Valley at the housekeeping camp.

## FURNITURE AND HOUSEHOLD DECOR

Please do not remove furniture or household decor and place outside the home. We provide chairs and seating on the decks. If there is not enough outdoor seating for your group please ask the manager and you will be provided additional outdoor furniture. We have worked very hard to provide quality furniture and decor and appreciate your assistance in maintaining it's beauty and functionality.

Due to the possibility of late season snow storms and fluctuating weather patterns in the mountains our deck furniture and BBQ is not put out until June 1st. It is put away each year on November 1st.

## ENTERTAINMENT

All three bedrooms have a DVD player and monitor mounted on the wall for your entertainment. There is no satellite TV reception in the bedrooms.

A TV and DVD player is available in the main living room with basic satellite TV, feel free to bring your favorite movies along.

## WIFI - INTERNET USAGE

Please feel free to use our wifi. However, we ask that you go easy. We are limited to 10 GB per 30 day period. Activities such as streaming video or music, playing on-line games and uploading and downloading large files uses up our allocation of Internet very quickly.

*If you wish to exceed the one gigabit limit that is ok. You will simply be charged for any usage above our requested self limitation. Currently our cost for wifi usage is as follows: 1 GB@ \$15.00, 2 GB@ \$25.00 3 GB@ \$35.00.*

Due to lightning strikes, snow conditions and other acts of God, electrical Internet and TV may be temporarily suspended during your stay. We do not provide refunds do to loss of these services.

## FIREPLACE OPERATION

You assume full responsibility for any damages that occur from the use and operation of the fire places in the lodge and you are responsible to have read and understand the guidelines and operating procedures . There are instructions at each of the fireplaces.

## NO CLIMBING AND NO COOKING IN FIREPLACES:

**Never climb on the fire places.** They are custom built by a local artisan and are considered a work of art.

Cooking food such as meats, marshmallows, s'mores, etc., cause unsanitary conditions, and is very hard to clean up. If our cleaning staff has to clean up food residue from the fireplaces your cleaning deposit will be deducted.

## DISH WASHER

The lodge has 2 dish washers. Tap on/off switch to turn dishwasher on. Then select cycle. The (**normal cycle**) runs for over 2 hours. For most dish cleanings, use the '**quick wash**' cycle. However, on departure, please use the long 'normal cycle' as this sanitizes the dishes for our next guests. After cycle is complete, tap the on/off switch to turn dishwasher off. Please do not wash cutlery in the dishwashers.

## POOL TABLE

We wish to keep the pool table and other furniture in good condition for use by future guests. Please do not sit, stand, lay, hang, or lean on the pool table. Leaning or hanging on the pool table may offset the table's position and require a pool table technician to re-level the table. Do not place food or drinks on the pool table. Please supervise young children for proper and safe use of the pool table and pool sticks.

## REMOTES

We have remotes for TV, DVD, Satellite TV, and the wall mounted heaters. Your damage deposit will be used for any lost or broken remotes.

Daikin heater remotes are \$250.00 for replacement. Other remotes will be charged at current replacement cost.

## PARKING

Parking is limited to three (3) vehicles. Vehicles are to be parked in the designated parking area only. Please do not park in the entry port as it is used for loading and unloading only. It is not a parking space, and it is not a drive through.

We have guest parking for 3 vehicles in our driveway. If you are traveling with an recreational vehicle Please let us know. We can park an RV on the street in front of the lodge depending on its length. Please do not park your RV in the driveway. You must notify us before you arrive with an RV in order for us to make sure it will fit.

Per County regulations, parking on the road is not permitted. Any illegally parked cars are subject to towing and applicable fines/towing fees are the sole responsibility of the vehicle owner. We are lucky to own an easement which allows us to have some parking on the road. Please speak with the manager before parking to ensure you are in the right place.

## OIL AND OTHER VEHICLE LEAKS

You will be asked to remove your vehicle from the property if it leaks fluids such as oil, transmission fluid or radiator fluid. Your cleaning deposit will also be charged to clean up the spills.

We have an arborist come to the lodge twice a year and remove dead limbs, trim the trees and remove any possible threats they see in their professional opinion. Even so our lodge is surrounded by trees. From time to time limbs fall, large pine cones drop and acts of nature god occur. We cannot be responsible for such events. By visiting our lodge which is located in the back country in the middle of the forest there are inherit dangers and you assume full responsibility for any acts of god.

**Please do not park your car in the covered entry port.** That is for loading only. We need the area open for emergencies and to move equipment such as snow removal gear and firefighting gear. Park your vehicle in the driveway.

Please note: You may not park on any street when there is snow and snow plows operating.

During fire season, normally between May 1 and Nov 1, the CDF fire chief has requested our guests to park all vehicles facing out toward the street in case of wild fire. This allows you to pack and leave faster.

## WILDLIFE INTERACTION

Do not feed the wildlife or leave food outside unattended. Do not leave trash and garbage outside in the open or by the trash containers. This is bear habitat. We gladly will take your trash to the bear proof container located down the road. Just let the manager know when you have a full bag.

Please do not leave the doors to the lodge open unattended for long periods of time. You might find that you have unknowingly invited in a furry guest of just about any size and temperament.

If you are seen feeding bears your reservation will be immediately terminated and you will be asked to leave. Please review our be-bear-aware document.

## NIGHT SKIES

Is is very dark in Yosemite West. There are no street lights here. This is by design and collaboration in our community to foster dark viewing skies at night. We have one of the darkest skies in the country. Star gazing, scoping, meteor hunting, constellation finding and milky way viewing is among the best anywhere on earth.

It is recommended that you bring flashlights so you can walk safely at night. Please use the lodge's external lights when needed for safety but please turn off the outdoor lights when you are inside and when you turn in for the night.



## **POLICY FOR STORMS, FLOODS, FIRES AND OTHER ACTS OF GOD**

No refunds will be given for bookings due to storms, floods, fires, snow, war, terrorism, and other unforeseen events. We are located in the back country and our lodge is surrounded by wilderness. We cannot subsidize our guests for these type of events.

You should assume anything can happen in Yosemite as it is a wilderness park.

As there are no refunds given 30 days prior to check in we strongly encourage our guests to purchase trip insurance. VRBO/HOMEAWAY offer Vacation Rental Protection for those with these kinds of concerns. It is insurance which protects your non-refundable payments if you need to cancel your trip due to a covered reason. You can learn more here <http://www.vacationprotection.com/?aff=vpharenter&tab=Cancellation-Protection>.

## **POWER OUTAGES**

We do everything in our power to avoid hardships which may result from loss of power. Lightning strikes, snow conditions, area power outages planned or otherwise, and other acts of God, may cause electrical power to be temporarily suspended during your stay. Refunds will not be given for events such as this.

***If the house generator come on during your stay please only use necessary electrical devices so that the Generator will not overload. Turning off any unused appliances and lights really helps.***

## **ACCIDENTS AND INJURIES**

The cabin is privately-owned; the homeowners are not responsible for any accidents, injuries, or illnesses that occur while on the premises or its facilities. The homeowner is not responsible for the loss of personal belongings or the valuables of the tenants. By accepting this reservation, it is agreed that all tenants are expressly assuming the risk of any harm arising from the use of the premises or others whom they invite to use the premises.

## **CHECKING IN**

4 PM Check-in: No early check ins. Our lodge is very large and on days where we have guests leaving and arriving, we have just enough time to present a clean and ordered lodge for your enjoyment.

When you arrive, please contact David, the manager, and you will be given a code for the door while you are our guests and a tour of the lodge so that you can get settled in and oriented. He can also help you plan the best way to see the Park should you desire input. He is your personal concierge and is available for emergencies.

Late check ins are no problem. If you will be arriving late, please call and let us know when you might be arriving. Due to the narrow roads and possible slow traffic, it is sometimes difficult to tell exactly when you will arrive. We understand and are flexible. If you are arriving after dark, we will turn the lights on for you, and if you've made arraignments before hand with David, he will check you in after hours.

People in the party that are not registered may not check in. Only the registered guest may check in.

The manager's apartment is around the back of the lodge on the upper deck. Just follow the signs. The manager's hours are 10 am-5 pm.

Verizon is the only reliable cell phone service in the park.

## CHECKING OUT

Check out time is at 10 A.M.

It is appreciated if your check out is punctual so that we can prepare the lodge for our next guests.

## LATE CHECK OUTS

A. Late check outs on days with no guests checking in:

Guests checking out after 12 noon may be charged for an extra day.

## LATE CHECK OUTS (Cont.)

B. Late check outs on days with guests checking in:

If our guests are more than one hour late, and not available to contact by phone, texting or email on check out day it may be necessary to move personal belongings to a holding area.

Because we are in the wilderness, miles from the closest town, and in an area which would be extremely hard to find short notice accommodations, we cannot allow the possibility that our next guests might be bumped due to a forgotten check out date.

It is our hope that our rules and guidelines are not onerous for our guests. We have developed them and continue to update them as the need arises so that we can continue to offer the very best accommodations to our guests.

Any exceptions or revisions to the rules for a guests stay must be approved in writing by the owner or manager before the check in date.

## PAYMENTS AND REFUNDS

### PAYMENTS WITH VRBO/HOMEAWAY

You can book with VRBO/HOMEAWAY or any of their affiliated websites. However, they do charge our guests a booking fee. The fee can vary depending on your length of stay. The average fee for a three day rental through VRBO/HOMEAWAY is about \$70.00.

Your deposits will be returned to your the credit card used to make the booking at VRBO/HOMEAWAY.

It may take up to 5 days to process deposit refunds.

### PAYMENT WITH OWNERS:

We do not charge a booking fee. We use the secure Paypal service for financial transactions allowing our guests to use Visa, or Master Card online, safe and secure. The financial charge is 2.9% for domestic cards, and currently 4.2% for international cards. (Same as vrbo/homeaway). Rates may change without notice.

We partner with Lodgify.com to offer you safe and secure booking online.

You do not have to be a Paypal member to use a credit card.

We will send you an invoice via email for easy payment.

Your deposits will be returned via check by US mail (2 day priority mail), or direct deposit into your checking account.

It may take 3-5 days to process deposit refunds.

Thank you so much for your interest in our lodge. We look forward to your visit.



David Maynard & Vonnie Coombs

Home owners

Yosemite Peregrine Lodge