

The Joshua Tree Guest Studio

Rental Agreement

By requesting and paying for accommodation in the Joshua Tree Guest Studio you agree to the following terms:

- **MAXIMUM OCCUPANCY** – This is a studio apartment so comfortable maximum occupancy for adults can only be TWO. Additional occupants such as an infant, child or a pet are fine we just need some notice beforehand to make sure we have what you need. If you need an extra bed we can offer a small twin size for an additional charge. Guests and visitors must be pre-approved by Owner in advance.
- **FURNISHINGS** – Furniture, bedding, mattress pads, books, utensils or any other property supplied with the rental property must not be taken. Thanks!
- **AMENITIES** – Extra bed linen, bath towels, and toiletries are provided with the room but are not changed during your stay.
- **WASTE** - We try hard to not create more garbage for the desert landfill than necessary. We encourage our guests to use our compost bucket for food-scraps and NOT throw ANY food in the Garbage. We also highly praise our guests who recycle!
- **SEPTIC SYSTEM** - Please do not flush bulky material such as tampons, cotton balls or a lot of paper down the toilet. Thanks a lot!
- **WOOD-BURNING STOVE** – The wood-burning stove is available only for guests who are able to watch the fire the whole time it is burning and thoroughly extinguish it before leaving the area. Firewood may not always be available.
- **SMOKING** - No smoking is allowed in the guest room. Guests are welcome to smoke in the outside area.
- **PETS** – Well behaved pets are welcome provided the Guest will take full responsibility for proper waste disposal and any property damage that may occur.
- **KEY** – Please leave the key in the room before checking out. If key is lost there is a \$10 replacement fee.
- **ACTS OF GOD** – Owner shall not be liable and cannot offer a refund for events beyond their control which may interfere with Guest(s) occupancy, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, war, or inclement weather.
- **INDEMNIFICATION and HOLD HARMLESS** – Guest(s) agree to indemnify and hold harmless the Owner for any liabilities, theft, damage, cost or expense whatsoever arising from or related to any claim or litigation which may arise out of or in connection with Guest(s) use and occupancy of the rental property including but not limited to any claim or liability for personal injury or damage or theft of property which is made, incurred or sustained by Guest(s).