

## SHERIDAN COTTAGE LODGING AGREEMENT

This occupancy agreement is made on the date below, at Sheridan, Wyoming, between BV Properties, LLC ("BV") and the undersigned Guest, for Cottage [REDACTED], 1185 Sugarview Drive, Sheridan, Wyoming (the "Cottage").

1. **Term:** of the Lease begins on [REDACTED] at 4 pm and ends on [REDACTED] at 11 am.
2. **Rate:** Guest(s) shall pay BV the rental rate of \$ [REDACTED], payable in [REDACTED] instalments, the first due on or before date of check in. Occupancy limit is for a maximum of [REDACTED] person(s), unless agreed by BV otherwise. Cleaning services will be provided weekly – the bed/bath linens will be changed and a general cleaning shall be provided by BV's cleaning service every seventh day of Guest's stay.
3. **Security/Excess Cleaning Deposit:** A deposit of \$ [REDACTED] – if by check, to be paid on the date of Check In, and if by authorization to charge on Guest's credit card, then charged if damage/breach occurs.
4. **Check-In Package/Rules.** Guest(s) will comply with all reasonable rules and regulations included in the Check-In materials, and rules necessary for the protection of the property and the general welfare and comfort of the occupants of the Cottages, including but not limited to the lock-out and cleaning policies.  
Of utmost importance is that no Guest(s) cause any noise disturbance or other unreasonable disturbance to any other Guests in the Cottages, and such disturbance shall be grounds for termination of this Lease.
5. **No Pets/No Smoking.** NO PETS are allowed in the Cottage or on the grounds without prior written approval by BV. Guest(s) shall not permit smoking in the Cottage at any time.
6. **Guest's Personal Items.** Guest(s) shall be responsible for safeguarding their own contents and BV will not be responsible for lost, stolen or damaged items.
7. **Good Repair.** The Cottage is new as are all contents therein, and Guest shall take the utmost care in returning the property in excellent condition at the end of the Term. Guest(s) will keep the Cottage in as good/clean order and condition when the same were entered upon. Guest(s) also shall not assign, sublet or allow unpermitted persons to reside in the Cottage, nor make any alterations of any kind to the Cottage.
8. **Lodging Purpose.** Guest(s) will use the Cottage for short-term residential lodging and for no other purpose, nor any purpose prohibited by any law/code.
9. **Owner's Access To Cottage.** Guest(s) shall allow BV, or its agents and the cleaning, maintenance and other personnel in the Cottage as scheduled or as necessary for maintenance, repairs, inspections or for showings.
10. **Owner Not Liable.** BV shall not be liable for any claims or damages or rebate or charges of any kind whatsoever in case of the interruption of the supply of water, heat, electricity, or refrigeration, and if the Cottage shall become untenable due to damage by fire, flood or act of God, this agreement may be terminated by the BV or Guest(s).
11. **Damage/Extraordinary Cleaning: Security Deposit.** Guest(s) acknowledges receipt of the Cottage and all contents therein (as listed in the Check-In Package) upon arrival, and agrees to return same to BV at the termination of this Agreement in the same condition, ordinary wear and tear excepted. Guest(s) shall pay for the repair or replacement of any damage or loss caused to the Cottage or the contents during Guest's stay. Provided further, Guest will keep the Cottage clean during the term and upon Guest's departure. Guest shall pay for BV's cleaning service if the Cottage is left beyond the ordinary or typical level at the time of departure. Guest authorizes a cleaning/damage/security deposit to be charged to her/its credit card (or by check if preferred) if cleaning/repair is required beyond the ordinary or typical level at the time of departure, and authorizes the payment upon said credit card (or cashing of said check) for application to the repair or replacement of any damage or loss caused to the Cottage or the contents during Guest's stay.

If Guest/Tenant breaches this Agreement or the rules set forth in the Check In Package, or if any portion of the rent is not timely paid, BV may declare the term ended and enter/retake the premises in accordance with Wyoming law without being liable to prosecution or in any damages therefore. For purposes of eviction upon default, Guest is deemed to be a day-to-day tenant.

BV Properties, LLC

Signed by: Kristi Von Krosigk, Manager

307-751-5448

Guest:

\_\_\_\_\_

Date: \_\_\_\_\_