

WELCOME TO THE THOMPSON MANSION
EXPERIENCE HISTORICAL ST. GEORGE, UTAH
LOCATED DIRECTLY NORTH OF THE BRIGHAM YOUNG HOME AND ANCESTOR SQUARE
IN THE HEART OF THE HISTORICAL DISTRICT
212 NORTH 100 WEST ST. GEORGE, UTAH 84770
(435) 680-3875 OR E-MAIL: STAY@THOMPSONMANSION.COM

RENTAL AGREEMENT

DATES OF RENTAL CHECK IN NO SOONER THAN 4:00 PM ON: _____
CHECK OUT BY 11:00 AM ON: _____

RENTAL UNIT AND PRICING FOR TERM OF STAY:

	# OF NIGHTS _____	# Adults _____	# Children _____

Name of Suite(s)			
RENTAL RATE	From Schedule or Quote	\$ _____	A
SALES / TRANSIENT TAX	11.5% times A	\$ _____	B
TOTAL CHARGE	Total of A + B	\$ _____	C
SECURITY DEPOSIT	50% of C (rounded)	\$ _____	D
			Due within 7 days of reservation, pay with check or use Credit Card
FINAL AMOUNT DUE	Remainder of C - D	\$ _____	E
			Due 7 days before stay, pay with check or use Credit Card

TENANT: _____

TELE: _____

OWNER: THE THOMPSON MANSION
212 NORTH 100 WEST
ST. GEORGE, UTAH 84770
(435) 680-3875

- 1- Pets are not permitted in or on the premises.
- 2- Tenants agree to pay for any damages to the premises during this tenancy.
- 3- Tenants agree to vacate the premises no later than the specified time on the agreement.
- 4- Please report to the owner if the premises are not in satisfactory condition. Report immediately, to the owner, any variances discovered from the inventory lists provided for each unit. Please do not wait until move out day to report any problems.
- 5- It is understood and agreed by tenant and owner that any disturbances resulting in other tenant or neighborhood complaints or police actions shall cause the tenancy to be immediately terminated. All moneys will be forfeited and any damages, police fees, or other costs shall be paid by the tenant.
- 6- Tenant will leave all keys in the unit rented or in the safe provided in the check in lobby. If keys are not left, a charge of \$ 20.00 for each key will be assessed.
- 7- The security deposit will be refunded in full provided the premises and all contents are left in a clean, unsoiled, and undamaged condition. See procedures for how to leave the unit at check-out.
- 8- Unavailability: If for any reason beyond the control of the owner, the unit signed up for becomes unavailable, the owner may substitute a comparable unit or cancel this agreement and refund all payments made.
- 9- Personal property and injury: Tenant or guests personal property and vehicles are not insured by the owner against loss or damage due to reasons other than the condition of the premises. Tenant (occupant) agrees to indemnify and hold harmless owner from all claims and disputes, litigation, judgments, costs, and attorney fees resulting from loss, damage, injury to tenant and all tenant's guests.
- 10- Tenant is renting the premises as a transient lodger for the number of days specified on the agreement from the owner who retains all legal, possessory, and access rights.
- 11- Tenant is aware of the procedures for rental of this unit. A copy of those procedures are attached to this agreement and can be obtained on our web site or by mail upon request.
- 12- If tenant cancels reservation, the deposit shall become the property of the owner and will be refunded if the unit is re-rented for the complete term of this agreement less a 10% processing / cancellation fee.
- 13- Utah State Law prohibits smoking in any part of the building. If anyone smokes in any of the units, a cleaning fee will be charged. Smoking is permitted outside, please dispose of all smoking materials properly.

TENANT SIGNATURE _____ DATE _____
OWNER SIGNATURE _____ DATE _____