

Vacation Rental Agreement

3181 Pasadena Avenue, South Lake Tahoe, CA 96150

This agreement is for dates (nights) _____ thru _____

Rental Fee \$ _____ + 10% City Tax \$ _____ + \$175 Cleaning

Total Charge \$ _____

1. CHECK-IN TIME IS AFTER 3 P.M. AND CHECK-OUT IS 11 A.M.
2. This is a NON SMOKING house.
3. PETS are NOT permitted.
4. We will not rent to vacationing students or singles under 21 years of age unless accompanied by an adult guardian or parent.
5. DAMAGE / RESERVATION DEPOSIT – A reservation deposit of \$750 is required. This must be received within three (3) days of booking the reservation. The deposit automatically converts to a security / damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.
 - a. No damage is done to house or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets, smoking inside or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in refuse containers.
 - d. No parties and / or any activity that results in the police being dispatched to this address.
 - e. No linens are lost or damaged.
 - f. No Early check-in or late check out. House is locked and keys returned to lockbox at departure.
 - g. No over-occupancy of house.
6. PAYMENT – 100% of the rental rate is required 60 days before arrival. This payment will be applied toward the rental period. Please make payments in the form of traveler's checks, bank money orders, cashiers checks or personal checks payable to Gregg Welch. Send check and signed agreement to: P.O. Box 5058, El Dorado Hills, CA 95762
7. CANCELLATIONS – Should you decide to cancel your booking after we have received your security deposit or rent, your deposit or rent is subject to forfeiture, in the event that we are unable to re-rent those dates. We are not able to trade or bank your booked dates for another time in the future.

Initials _____

8. **MAXIMUM OCCUPANCY**- The maximum number of guests is limited to ten [10] people. Number of guests must be disclosed prior to booking. Rental rate may vary according to number of guests.

9. **INCLUSIVE FEES** – Rates include a one-time linen-towel setup. Amenity fees are included in the rental rate. While linens and bath towels are included, daily maid service is not included in the rental rate. We do not permit towels or linens to be taken from the house. We supply four (4) beach towels. If you need more please bring your own.

10. **FALSIFIED RESERVATIONS** – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and / or rental money, and the party will not be permitted to check in.

11. **WRITTEN EXCEPTIONS** – Any exceptions to the above mentioned policies must be approved in writing in advance.

12. **HOT TUB** – No children under the age of 12 permitted in hot tub at any time. When using the hot tub, remember there is certain health risk associated with this facility. Use at your own risk. Our housekeepers sanitize and replenish chemicals in tub prior to your arrival; therefore, it may not be warm till later that evening. Hot tub covers are for insulation purposes and are not designed to support a person or persons. **DO NOT STAND ON THE HOT TUB COVER**, it can break and you may be charged for replacement. Remember when not using the hot tub, leave cover on so hot tub will stay clean and warm, and locked if you have small children.

13. **STORM POLICY/ROAD CONDITIONS** – No refunds will be given for storms. Mountain roads can be curvy and steep; we highly recommend four wheel drive and / or chains during the snow months. We do not refund due to road conditions.

14. This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

Name: _____

Address: _____

Phone: _____ E-mail: _____

Number in party: _____

By Signing Below, I agree to all terms and conditions of this agreement

Signature: _____ Date: _____