

RENTAL POLICIES

TRANSIENT OCCUPANCY RENTAL AGREEMENT

IF, AT THE TIME OF ARRIVAL, YOU FIND PROBLEMS WITH OUR HOUSE, IT IS YOUR

RESPONSIBILITY TO CALL US (530) 271-7363 24 or (530)263-1552 24 HRS A DAY AND REPORT THOSE PROBLEMS IMMEDIATELY. ABSOLUTELY NO REFUNDS OR

COMPENSATION WILL BE CONSIDERED FOR COMPLAINTS MADE AFTER DEPARTURE.

PAYMENTS: The total amount must be paid in full 14 days prior to the reserved date.

CANCELLATION: The applicable portion of the cancellation policy is dependent upon the time of the cancellation:

1.) If a reservation is canceled 30 days (45 days for holiday periods) or more prior to your check-in date, entire amount will be returned to you.

2.) If a reservation is canceled less than 30 days but more than 14 days (less than 45 days but more than 30 for holiday periods) prior to the stay, an amount equal to 1/2 the rent will be charged. Alternatively the reservation can be rescheduled to a date that lies within 90 days of the original date. If a rescheduled reservation is canceled at anytime, all funds are forfeited.

3.) If a reservation is canceled 14 days or less (30 days or less for holiday periods) prior to the stay, all of the funds collected are forfeited unless the reservation is rescheduled to a date that lies within 90 days. If a rescheduled reservation is canceled at anytime, all funds are forfeited.

If the cancellation is due to **announced road closures ONLY, NO** cancellation charges will be applied if reservation is transferred to a future date within 90 days. Only one date change is allowed under these circumstances. If rental is paid and you do not show, or you stay less than reserved dates, services shall be considered rendered and no refund will be made.

CONDITIONS BEYOND OUR CONTROL: Guest acknowledges that **owner** has no control over many situations; no refunds will be issued for weather, snow or road conditions, power, cable television or telephone outages or other acts of nature, nor is any guarantee or warranty made as to the condition or quality of televisions appliances, and the like. Every reasonable attempt will be made to put them in proper working order during your stay.

HOLD HARMLESS DUE TO EVENTS THAT ARISE FROM NATURALLY OCCURRING HAZARDS AND UNFORESEEN AND/OR UNPREDICTABLE OCCURRENCES. Guest is hereby alerted to the fact that certain hazards, and unforeseen and/or unpredictable occurrences are inherent with geographical location of the Tahoe Basin, including but not limited to those that arise from weather, altitude and/or being the natural habitat of wild animals. It is the Guest's responsibility to familiarize themselves with such possible occurrences. Further, **owner** shall not be held responsible for any latent defects within or without the rental property that are beyond the scope of a diligent search for such defects. Guest agrees to hold owner and/or it's agents

harmless in the event of any damage or injury to self or property, or to any additional persons staying with the Guest during this rental or any other person whomsoever in connection with the rental of the property that results from accident, injury, any effects of snow, ice, flood, defective construction, fire, theft, injury caused by contact with animals, and the like. **Owner** also shall not be liable for any error of judgment or for any mistake of fact or law, or for anything which it may do or refrain from doing hereunder, except in cases of willful misconduct, or gross negligence.

ARRIVAL & DEPARTURE TIME: Check-in time is 3:00 p.m., check -out time is 11:00AM **No exceptions will be made unless authorized by owner in advance and an appropriate notation has been made on the guest's confirmation email.** Guests arriving before 3:00 p.m. or staying after 11:00 noon may be subject to an additional night's rent.

KEYS: The reservation must be fully paid for and this contract accepted and that acceptance is on file with owner before keys will be released to the Guest. Keys will be returned to lock box Upon departure

NUMBER OF GUESTS: The number of occupants allowed as overnight tenants is 8-10 ((eight-Ten)). This number includes both adults and children who sleep in their own beds. Any additional Guests beyond this number must be authorized by the owner prior to your arrival. You will be charged an additional \$25.00 per unauthorized person per night, above this number. **Maximum number of vehicle for overnight parking is 4.**

(overnight guest count 810). **Over occupancy will result in immediate eviction from the rental with no refund of rent. At any given point of time more than 8-10 people must not be in the deck that can be accessed via the dining area sliding door.**

PETS: Pets are allowed with a pet deposit and no smoking inside the house. Evidence of a pet damage or cigarette smoke found in the house during your stay could be grounds for immediate eviction and NO refund of rent. You will be charged the cost of cleaning the carpets and furniture and for any damages caused by the pet.

LARGE GATHERINGS: Owner does not allow weddings, receptions, or lame parties of any kind in the house. Parties or gatherings of more than twice the number of Guests listed as maximum capacity of the home will be considered as a breach of the content of this Form and could be grounds for immediate eviction and NO refund of rent. Noise output must be strictly controlled, including the volume of any music. No musicians or entertainment is allowed outside. No yelling or loud activity is allowed in the street. Please close windows and doors when possible to help control noise.

DISTURBANCE OF THE PEACE; ILLEGAL ACTIVITIES: Disturbing the peace or disturbance of your neighbors or any illicit activity is a violation of local ordinance. If law enforcement officers are called, come to the home and fill out a substantiated "disturbance report" or similar complaint, eviction will be immediate and all of your rental funds will be forfeited. .

Gas Fireplace USAGE: **The fireplace is inside an enclosure. Should be switched off when not in use.**

TELEPHONE CALLS: Local and toll-free calls are free of any charges. Tenants making long distance toll-type calls will encounter a call blocking system which will allow the use of most phone calling cards and major credit cards.

WINTER SEASON PARKING: During snow season avoid street parking. Cars in the way of snow removals. Please park your cars in the driveway or immediately in front of the house for overnight occupant parking.

GUEST'S RESPONSIBILITIES AT CHECKOUT OF THE RENTAL PROPERTY: At checkout, Guests are expected to do the following: Kitchen: Dishes and cooking utensils cleaned & put in dishwasher. All food must be removed from the refrigerator (including the freezer). Trash: All garbage bags in the kitchen, put out in trash Container outside. Do not place any garbage bags outside rental home!!! Thermostat must be set at 55 degrees when you leave the home. Return all keys to the Lock Box .

ITEMS LEFT IN HOUSE BY GUESTS: We cannot take any responsibility for items left in the house by guests. Check all closets and drawers and look under beds.

ENTIRE CONTRACT: The foregoing is the entire contract between parties hereto. No other statements, promises, verbal agreements, assumptions and/or understandings are part hereof.

I HAVE READ THIS ENTIRE CONTRACT AND AGREE THAT I AM RESPONSIBLE FOR ALL OF THE ABOVE RULES. I AGREE TO BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY MY PARTY. OWNER HAS MY EXPRESS PERMISSION TO KEEP ALL OF MY SECURITY DEPOSIT. I UNDERSTAND THAT, SHOULD IT BE NECESSARY, THIS AUTHORIZATION WILL BE UTILIZED BY OWNER TO CHARGE ME FOR ANY DAMAGES, ANY LONG DISTANCE TELEPHONE CALLS, MISSING ITEMS, ANY EXTRAORDINARY CLEANING TO THE UNIT AND ANY CHARGES ARISING FROM ANY VIOLATION OF THE VACATION RENTAL ORDINANCE BY MYSELF OR ANYONE IN MY PARTY IN THE AMOUNTS DESCRIBED HEREIN. SHOULD CHARGES FOR THESE DAMAGES, ETC. EXCEED THE INITIAL DEPOSIT OF \$200.00, I HEREBY GIVE OWNER MY EXPRESS PERMISSION TO CHARGE ME FOR THE BALANCE OWED.

Signature: _____
Date: _____

Name: (Please Print) _____

Owner Signature _____
Date: _____