

Redwood Coast Vacation Rentals

PO Box 963 Trinidad CA, 95570

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(707) 496-8746 or (707) 834-1312

TENANT VACATION RENTAL AGREEMENT & INFORMATION SHEET **PLEASE READ and AGREE TO THESE TERMS**

1. AGREEMENT: Redwood Coast Vacation Rentals (RCVR), the homeowner, and Tenant agree as follows: Tenant is an adult and will be an occupant of the unit during the entire reserved period. Other occupants will be family members, friends, or responsible adults. Use of the premises will be denied to persons not falling within the foregoing categories, and as a result they would have to vacate the property immediately without any refund. No keys will be issued to anyone who is not an adult. Furthermore, for unforeseeable reasons if a vacation home becomes unavailable, even if you have reserved it, due to circumstances beyond our control (house being sold, damaged, etc.) RCVR will make its best effort to offer other accommodations if available if not available we will issue a full refund.

2. PETS: We only allow pets at some of our locations (please inquire) and an additional pet cleaning fee of \$25 per pet is also required. Guest with pets must check out one hour earlier so the cleaning staff has ample time to sanitize the home. You **MUST** clean up after your pet.

That includes properly disposing of all waste material. If any waste material is found on the property, a portion of your pet deposit will not be refunded. You must also maintain control of your pet at all times, and **NEVER** leave a dog unattended. If you are leaving for the day and don't want to take the dog with you, you must put it in a local kennel or find alternative solutions to leaving the dog alone at our property. Any complaints from neighbors regarding excessive noise or other nuisances may be cause for immediate termination of the lease and forfeiture of the tenant's entire security deposit.

3a. PAYMENT SCHEDULE AT TIME OF BOOKING (IF STAY IS MORE THAN 30 DAYS FROM BOOKING):

1st night Rent is due.

3b. PAYMENT SCHEDULE THIRTY TO FOURTEEN DAYS FROM STAY:

1. Remaining Rent Quoted (Must be paid in full).

2. Credit card number if not paid through Rent payment

(<http://www.rentpayment.com/rp/Company/Terms/>)

3. Credit card account will be held for future charges in case of damage and or breach of this contract.

4. CANCELLATION: Should you wish to cancel this reservation, notice of cancellation **MUST BE IN WRITING AND RECEIVED MORE THAN 60 DAYS PRIOR TO YOUR CHECK IN DATE.** We will refund the sums you have paid, less a \$50 cancellation fee. If your notice of cancellation is **RECEIVED LESS THAN 60 DAYS PRIOR TO YOUR CHECK IN DATE**, you will forfeit 25% of the sums paid, except your

security deposit, unless we are able to re-rent the property to someone else, at the same

rate, for the same period. If the property is rented we will only charge the \$50 cancellation fee. There will be no refund within 14 days or less of arrival, no exceptions.

5. CHECK IN: Check in time is 3:00 PM.

EARLY CHECK IN TIMES ARE ALLOWED ONLY WHEN THE PROPERTY IS CLEANED AND READY FOR OCCUPANCY AND PRIOR APPROVAL IS REQUIRED. Keys will be ready for pick up at property location. Keys **WILL NOT** be issued with a balance owing or without a signed rental agreement in the owners, or owner's representatives, possession.

6. CHECK OUT: Check out time is 10:00 AM, except for guest with pets, it is 9:00 AM. **THERE IS AN EXTRA CHARGE FOR LATE CHECK OUT AND PRIOR APPROVAL IS NEEDED.** Please leave all keys **IN LOCKED LOCK BOX**, other wise in a place chosen per our previous conversation, remote controls, etc need to be left at premises.. You will be charged for not checking out on time (unless otherwise specified). We will charge at a rate of \$15.00 dollars per 15 minutes. (our cleaning service can't clean until you leave) A \$50 per item fee will be charged for each lost key and remote control.

7. CLEANING: Each property will be inspected, sanitized and cleaned after your departure. The rental fee you have paid will provide for four hours of normal cleaning so

that you can enjoy your vacation up to the last moment. **YOU ARE REQUIRED** to leave

the property in the same general condition that you received it by making sure, dishes are

done and put away, and the home is generally picked up and ready to be vacuumed, dusted and sanitized. If additional cleaning is required, appropriate charges will be deducted from your security deposit at the rate of \$30 per hour.

8. HOMES WITH TELEPHONES: YOU MUST USE A PHONE CALLING CARD TO MAKE LONG DISTANCE TELEPHONE CALLS. If your calling card requires you to first dial a 0, you will have to use another alternative. You can **NOT** dial a number starting with 0 from these phones. On the back of your calling card there should be other options for dialing;

for example with AT&T you would dial 1-800 call ATT. If you have a local long distance carrier like Pac Bell, you will need to use the 800 number on the back of the card. Telephones may be used to make as many local calls as you wish. Should long distance calls be inadvertently charged to the owner, renters agrees to pay for calls, and owner has the right to charge renter's credit card.

9. WHAT WE SUPPLY: The property is equipped and set up as a fully furnished property that will include bedspreads, linens, blankets, pillows, towels, as well as a fully equipped kitchen. **THERE WILL BE EXTRA CHARGES TO YOUR SECURITY DEPOSIT FOR REPLACING THESE ITEMS IF FOUND TO BE NECESSARY.**

10. WHAT YOU SHOULD BRING: Plan on packing your personal toiletry items. Since we provide only a limited supply of toilet paper, paper towels, and other dispensable items to get you started on your first day of vacation, you should plan on making a trip to

the grocery store to replenish these items as you need them.

11. TENANTS LIABILITY: Tenant agrees to accept liability for any damages caused to the property (other than normal wear and tear) by Tenant or Tenants guests, including, but not limited to, landscaping, misuse of appliances, and/or equipment furnished. If

damages are in excess of the security deposit being held, Tenant agrees to reimburse Redwood Coast Vacation Rentals or the homeowner for costs incurred to repair/replace damaged items.

12. SLEEPING CAPACITY/DISTURBANCES: Tenants and all other occupants will be required to vacate the premises and forfeit the rental fee for any of the following: A. Occupancy exceeding the sleeping capacity stated on the website. B. Using the premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age. C. Causing damage to the premises rented or to any of the neighboring properties. D. Any other acts which interferes with neighbors' right to quiet enjoyment of their property. E.) Violation of the 10:00 PM Noise RULE. F.) NO PARTIES OF ANY KIND! G.) Keep cars to a minimum. One car per 2 people. Parking is limited.

13. HOLD HARMLESS: Redwood Coast Vacation Rentals or the homeowner does not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppage in supply of water, gas, electricity or plumbing. Nor will Redwood Coast Vacation Rentals or the homeowner accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond its control.

14. HOT TUB & PATIOS: Tenant hereby acknowledges that if the property they have reserved includes a hot tub, the undersigned is fully aware that the hot tub and surrounding patio/deck can be dangerous, that the deck/patio can be slippery when wet, and that injury is likely to occur to anyone who is not careful. Children should never be left unattended. Tenants should observe and adhere to all rules and policies as posted at the property. With full knowledge of the above facts and warnings, the undersigned accepts and assumes all risks involved in or related to the use of the hot tub and patio areas.

15. ADDITIONAL TERMS AND CONDITIONS: The tenant, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner and RCVR from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the undersigned, or any of his/her guests as a result of, or in connection with the occupancy of the premises and

agrees to hold Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors or assignees the prevailing party shall be entitled to recover

reasonable attorney fees and costs.

16. PAYMENT BY CREDIT CARD THROUGH RENT PAYMENT (SEE RENT PAYMENT AGREEMENTS AND RULES

<http://www.rentpayment.com/rp/Company/Terms/>)THIS ACCEPTANCE CONFIRMS AUTHORIZATION, FOR REDWOOD COAST VACATION RENTALS TO hold CREDIT CARD ACCOUNT FOR THE REQUIRED SECURITY DEPOSIT, AND THE*50% REQUIRED DOWNPAYMENT UO CONFIRM THE RESERVATION, AND THEN SUBSEQUENTLY THE REMAINING BALANCE TO COMPLETE FULL PAYMENT OF SAID RESERVATION. ALSO NOTE THAT YOUR CREDIT CARD WILL BE CHARGED ANY EXCESS CHARGES ABOVE YOUR SECURITY DEPOSIT IF DEEMED NECESSARY FOR CIRCUMSTANCES DESCRIBED IN THIS AGREEMENT.

17. PAYMENT BY CHECK: If the Tenant pays by check rather than credit card, and the check is returned for NSF there will be a \$75 service charge. Keys will not be issued until the check has successfully cleared the bank. Checks should be made payable to Redwood Coast Vacation Rentals.

18. MAILING ADDRESS: This signed agreement along with a check, if applicable, should be mailed to the following address: Redwood Coast Vacation Rentals P.O. Box 963, Trinidad, CA 95570

REMEMBER THAT YOU ARE RENTING A PRIVATE HOME. PLEASE TREAT IT WITH THE SAME RESPECT YOU WOULD LIKE SHOWN TO YOUR OWN HOME.

By checking the box on the “reserve now” web page and booking this rental you are accepting the above terms and agree that this contract is binding.

PET CONTRACT - Addendum to Tenant Agreement

Applicable to those arriving with pets, on properties where pets are permitted, and where RCVR has stated that your pet would be acceptable.

\$25.00 PER ANIMAL FEE IS REQUIRED

We welcome you and your pet(s). However, there are a few rules regarding the responsibility of having your pet at all of our pet friendly properties.

THERE ARE CATS, DOGS AND HORSES IN THESE QUIET NEIGHBORHOODS. You are expected to have complete control of your pet(s) at all times and agree to the below terms:

You are agreeing to abide by the following rules while a pet is in residence and under your care, which include:

1. clean up any and all messes your pet leaves anywhere on the property.
2. ensure that your pet is friendly and well trained and does not damage any of the property
3. prevent your pet from becoming a nuisance to the neighbors. This includes barking, jumping up on people, and all other annoying behaviors.
4. keep your pet secure, supervised and under control at all times and not allow your pet to roam loose off-leash (unless otherwise stated in writing by RCVR)
5. keep your pet out of the bedrooms and off all furniture.
6. pay for, repair, or replace any goods or property that have been damaged or destroyed by my pet.