

RENTER INFORMATION

Date: _____

Name: First _____ LAST _____ Date of birth: _____

Spouse: First _____ LAST _____

Number of Adults: _____ Number of Children: _____

Work Phone: (____) - ____ - _____ Home Phone: (____) - ____ - _____

Cell Phone: (____) - ____ - _____ Fax Number: (____) - ____ - _____

Email: _____

Address: _____

City: _____ State: ____ Zip: _____

Employer: _____

Emergency Contact: _____

Emergency Phone: (____) - ____ - _____

Referral Source: _____

Arrival Date: _____ Check in 3:00 p.m

Departure Date: _____ Check out 11:00 a.m.

Rental Rate: _____

Security Deposit Due Immediately: \$ 500.00

Total Due:\$ _____

Number of Adults: _____ Number of Children: _____ Max 10 People

Initial: _____ Date: _____

AGREEMENT TO RENT:

Owner, agrees to rent vacation rental property at 1164 Tokochi Street, South Lake Tahoe, CA, 96150 to above named renter, for the specified number of nights at the specified rate. Renter agrees to pay in advance, a Security Deposit in the amount of \$500 (regular)\\$700 (holiday) for purposes of securing reserved rental dates, and to offset costs in the event of property damage to the premises and or extra cleaning. The security deposit and payment will be forfeited if notice of Cancellation of Reservation is not received 60 days (90 days for Holidays) prior to arrival date. The Security Deposit, (less the cost of extra cleaning services, property damage costs, missing items, and international telephone charges), will be returned to renter approximately 17 days after check out, and after inspection of premises finds the property to be without damage and in good order. It is also agreed that renter will not Sub-let said property to anyone. The number of occupants over the agreed number of guests may result in additional charges. Rent will be paid in full 60 days (90 days for Holidays) prior to occupancy unless other arrangements are made or reservations are made less than 60 days prior to arrival date.

Personal Property and Injury:

A. Owner Insurance: Occupants' or guests' personal property, including vehicles, are not insured by Owner or, if against loss or damage due to fire, theft, vandalism, rain, water, snow, ice, criminal or negligent acts of others, or any other cause. Owner does not insure against personal injury or Occupant, guests or licensees due to any reason.

B. Occupant Insurance: Owner recommends that Occupant carry or obtains insurance to protect Occupant, guests and licensees and their personal property from any loss or damage.

C. Indemnity and Hold Harmless: Occupant agrees to indemnify, defend and hold harmless Owner and Owner's Representative from all claims, disputes, litigation, judgments, costs and attorney fees resulting from loss, damage or injury to Occupant, Occupant's guests or licensees or their personal property.

FACILITIES * PAYMENT INFORMATION**

The renter is responsible for fully reading and complying with the Rules and Procedures below. The renter is responsible for all of their guests – please review the Rules and Procedures document with all guests.

All bedding, linens and towels are provided for your comfort and convenience. Extra cleaning, facility repairs, and or replacement for breakage, loss or theft of kitchen items, furnishings or decor will be deducted from the Security Deposit. When you arrive, please check premises for broken or missing items and contact me immediately for repairs or replacement.

The renter must secure the home upon all departures. The renter will be held responsible for any theft, vandalism or damages attributed to doors and windows left unlocked or opened.

This rental agreement will take effect with receipt of Security Deposit, Full Rent Payment, and Signature of named renter. We cannot take verbal reservations. We follow a first-come-first-served policy. NO REFUND DUE TO ADVERSE WEATHER CONDITIONS – please note the weather and traffic reports prior to departure and plan an alternative route. There are several ways to travel to South Lake Tahoe.

Initial: _____ Date: _____

PAYMENT INFORMATION:

RENT PAYMENT DUE 60 DAYS (90 DAYS FOR HOLIDAYS) PRIOR TO OCCUPANCY UNLESS OTHER ARRANGEMNETS ARE MADE.

TOTAL DUE: _____ This total should include the deposit.

Security Deposit Due Immediately: \$500.00

RENT PAYMENT DUE BY:

*City of South Lake Tahoe Tax Rate**City of South Lake Tahoe Ballot Initiative Measure Z

PLEASE MAKE CHECKS PAYABLE TO: Best Rent Tahoe

SEND SIGNED AGREEMENT AND PAYMENTS TO:

Best Rent Tahoe
1842 Hekpa Drive
South Lake Tahoe. CA, 96150

ALL PAYMENTS MUST BE SENT BY UNITED PARCEL SERVICE OR FEDERAL EXPRESS

(530) 577-7665
Cell: (530)545-2123 Fax: (530) 577-8665

I understand and agree to all the conditions of this rental agreement.

Sign: _____ Date: _____

Please mail/email or FAX me all signed and initialed pages. Please read and bring the Rules & Procedures document with you.

FOR OFFICE USE ONLY

Security Deposit Received Date _____ / _____ / _____ Check Number _____

Rent Received: Amount \$ _____ Date _____ / _____ / _____ Check No. _____

Deposit Returned _____ / _____ / _____

Initial: _____ Date: _____

RULES AND PROCEDURES

Welcome to our vacation home at South Lake Tahoe. Please remember, this is our home and we welcome you as our guests. As with any household, there are a few rules and procedures that will make your environment more comfortable and ensure the comfort of future guests. Please be energy conscious, keep doors and windows closed when heater is on. Turn heater down when sleeping and when you leave for the day. This will help keep your costs down for your next visit. Please read them carefully with your guests. Thank you and enjoy your stay.

UPON ARRIVAL: CHECK-IN TIME IS 3:00PM

Please call 911 if you have any emergencies. Please enter and exit through the front door. The new sidewalk is very slippery/dangerous in the winter!! You may see Bears and Coyotes in this neighborhood. Please use caution when exiting in the evening. DO NOT HARM or TEASE them. Chances are you won't see them, but just BEWARE.

1. PARKING:

- Vehicles may be parked in the driveway. There is enough room for 5 vehicles. DO NOT PARK INTO THE STREET OR ON THE STREET DURING THE WINTER (see parking below).
- DO NOT PARK INTO THE STREET OR ON THE STREET! The City of South Lake Tahoe snow removal equipment will be clearing the streets during and after snow storms, and will tow your cars as well as fine you if they are in the street or extending out of the driveway into the street. It is best for your party to plan only parking a maximum of 5 vehicles at the property if heavy snow conditions are expected during your planned stay.

2. (WINTER SEASON): DO NOT WEAR SHOES OR SNOW BOOTS IN THE HOUSE.

- Please bring house shoes or slippers to wear inside the house. Remove shoes and boots when entering house - this helps keep the floors and carpets clean and comfortable for you and your future guests and visits.

3. NO PETS (some exceptions apply) AND ABSOLUTELY NO SMOKING IN THE HOUSE.

- We love pets, but they are not allowed at this property, including visitors' pets. Smoking is allowed outside ONLY (PLEASE USE CAUTION, AS THIS IS A FORESTED AREA). Throw all UNLIT cigarette butts in the garbage before vacating the premises.

4. HEATER

- Heating controls can be adjusted to desired temperature by using the thermostat on the dining room wall and the wall by the downstairs bathroom. PLEASE be energy conscious, keep doors and windows closed when heater is on. Turn heater down when sleeping and when you leave for the day.

Initial: _____ Date: _____

5. DISHES, UTENSILS, COOKWARE AND APPLIANCES:

- Wash all dishes, cookware, and appliances, and return them to their proper places prior to departure.

6. FOOD ITEMS:

- Please remove any perishable food you bring with you prior to departure. Some food items are in the cupboards and refrigerator (sugar, coffee, etc.) which you are welcome to use. We ask that you replace whatever you consume before your departure.

7. BATHROOM:

- Toilet paper, liquid soap, shampoo and hair dryer are provided for your convenience.
- PLEASE DO NOT PLACE ANY PAPER PRODUCTS (NO FEMININE HYGIENE PRODUCTS) OTHER THAN TOILET PAPER OR TISSUE INTO THE TOILET. PLACE FEMININE HYGIENE PRODUCTS AND DISPOSABLE DIAPERS IN THE OUTDOOR GARBAGE CANS.
- Please do not leave wet bath towels on beds or furniture.

8. GARBAGE:

- There are waste baskets located in the bathrooms and in the kitchen. Don't worry about sorting recycled waste as the garbage service separates it later. Place all bathroom and kitchen garbage in outside garbage cans. The outside garbage cans are at the end of the driveway. Please make sure garbage container is closed after each use. If not it will attract wild animals.

9. PHONE AND CABLE TV:

- You may use the phone to make calls within the United States without incurring any charges. International calls appearing on the phone bill and "pay per view" cable charges will be deducted from your deposit.

10. BEDDING, LINENS AND TOWELS:

- There are enough bedding and linens for each bed. There is One Set of towels for each guest to last through the duration of your stay. You may wash the sheets and towels as needed. If comforters or blankets become soiled – please wash according to directions. Please do not sleep on decorative pillows or shams.

11. MISCELLANEOUS:

- Please do not remove from the premises any towels or bedding for use at the beach or picnicking.
- DO NOT PLACE WET TOWELS ON THE FURNITURE OR BEDS!

Initial: _____ Date: _____

BEFORE DEPARTURE

1. WINDOWS AND DOORS:

- CLOSE AND LOCK ALL WINDOWS AND DOORS.
- ESPECIALLY CHECK THE SLIDING DOOR AND KITCHEN DOOR! THE RENTER IS FULLY RESPONSIBLE FOR WEATHER-RELATED DAMAGE, VANDALISM AND THEFT THAT OCCURS IF YOU FAIL TO DO SO.

2. HEATER THERMOSTAT:

- MAKE SURE THE HEATER THERMOSTAT ON THE WALL IS ON AUTO AND SET TO 50 DEGREES.

3. TURN OFF APPLIANCES:

- STOVE AND OVEN
- STOVE FAN AND LIGHT
- APPLIANCES
- LIGHTS

4. BATHROOMS:

- CLEAN AND ORGANIZED AND ALL TOWELS WASHED AND FOLDED

5. HOUSEKEY:

- MAKE SURE KEY IS PUT BACK IN ORIGINAL PLACE.

6. HOUSECLEANING:

- DO NOT USE ANYTHING THAT WILL SCRATCH STOVE, SINK OR COUNTER TOPS.
- PLEASE NOTE THAT WE DO HAVE A FEE OF \$160.00 FOR CLEANING.

7. REMOVE ALL PERSONAL BELONGINGS.

8. REMOVE ANY OPENED OR PERISHABLE FOOD PRODUCTS

CHECK OUT TIME: 11:00 AM

Thank you!

Sign: _____ Date: _____

