

Short Term Rental Agreement and Information 1558 Atroari, South Lake Tahoe, CA

For purposes of this Vacation Rental Agreement "Landlord" refers to Craig or Patty Zoccoli, legal owners of the Premises described as 1558 Atroari, South Lake Tahoe, CA. "Guest" refers to the person or persons occupying the Premises. "Premises" refers to the real property, its contents, and its related amenities rented to the Guest pursuant to the Vacation Rental Agreement.

1. **RENT DEPOSIT, PAYMENT, AND CANCELLATIONS** –
In the event of a late booking (less than 30 days) full payment is due at time of reservation.
In order to insure that our guests will have the property in the agreed reservation window we require the entire amount of the total rent, cleaning fee, and security deposit no later than 30 days prior to the reserved date.
Should the guest cancel prior to 30 days before taking occupancy, Landlord will allow guest to reschedule. If a cancellation occurs within 30 days of the reserved date Landlord will return the cleaning fee and rent, but keep all of the deposit unless the unit is subsequently rented for the reserved dates. If the unit is subsequently rented during the paid-for and reserved dates, Landlord will refund the deposit.
2. **EXTENSIONS** – The Vacation Rental Agreement term may be extended only with the execution of a new Vacation Rental Agreement and the full payment of the additional rent in advance.
3. **SECURITY DEPOSIT** – We require a security deposit in the amount of \$350 due at the time the reservation is paid. Your deposit will be returned within (21) twenty one days of departure. If any extra charges are required we will return the balance with an itemized deduction list.
4. **CLEANING FEE** – A \$175 non refundable cleaning fee will be paid at the time the full rent is paid in advance. If excessive cleaning is required after your departure, you will be charged at the rate of \$25 per hour, which will be deducted, from your security deposit.
5. **NON-SMOKING PROPERTY** - This property is designated a non-smoking residence and if there is any evidence of smoking inside this property, your security deposit will be completely forfeited and excess cleaning fees will apply.
6. **PETS** – Pets are not allowed.
7. **PHONE CHARGES** – The property has phone service for local calls. For toll and long distance call, guests are required to use phone cards.
8. **FORFEITURE** – The deposit will be forfeited with less than 30 days written notice of cancellation.
9. **NO SUBLET** – The premises may not be sublet or this Vacation Rental Agreement assigned without the advance written consent of the Landlord.
10. **LANDLORD'S CANCELLATION** – In the event that the Premises is not available for the tenancy specified in the Vacation Rental Agreement, the Landlord's liability therefore shall be limited to providing a full refund of all monies paid by Guest.
11. **INOPERABLE** – Should you experience inclement weather during your stay, this will not serve to alter or cancel the Vacation Rental Agreement.
12. **PROPERTY DAMAGE** – You are responsible for damages to the unit caused by you or your guests. If damages exceed your security deposit, then you may be liable for any charges in excess of your security deposit. Those charges will be billed and are payable immediately.
13. **HOLD HARMLESS** – Landlord is not responsible for articles lost, stolen, or left behind in or about the Premises.

14. OWNER'S AUTHORITY – It is understood that Owner/Landlord has the final authority regarding all matters related to Guest's rental and use of the property.
15. ADDITIONAL GUEST – This property is set up to accommodate no more than 10 guests. It is mandatory to disclose the exact number of guests occupying the premises.
16. PARKING – Parking is limited to 2 cars on the parking pad. During winter, no street parking is allowed due to snow removal equipment.
17. INDEMNIFY – Guest covenants with Landlord that Landlord shall not be liable for any damage or liability of any kind or for any injury to or death of person or damage to property of Guest or any other person, related in anyway to this Vacation Rental Agreement or the period of the Guests' occupancy of the premises, from any cause whatsoever, including but not limited to the walkway, deck, bathtub, shower, or of the premises by Guest or any person thereon or holding under said Guest, and that Guest will indemnify and save harmless Landlord from and against all liability whatsoever, on account of any real or such claimed damage or injury and from all liens.
18. PAYMENT – Acceptable forms of payment are personal check, cashier's check, money order, Visa/MasterCard or cash.
19. Check-in is 4:00 PM and checkout is 11:00 AM.
20. There is a \$25 charge for a lost key.

21. QUIET HOURS 10pm-8am Strictly Enforced

Your rental duration is scheduled for _____ nights to begin on _____ and to end on _____.

A deposit payment of \$350 must be received in the form of check, money order or Visa at time of booking in order to reserve your rental. **The deposit must be received within 3 days of reservation to hold booking.**

The remainder of the balance, including the cleaning fee and rent must be received no later than 30 days before expected arrival date.

In the event of a late booking (less than 30 days) full payment is due at time of reservation.

****This is a no shoes house, please remove shoes before walking on carpet.****

If paying by Credit Card (VISA or MasterCard):

Card Number: _____

Expiration Date: _____

Zip Code of Mailing Address: _____

\$ _____ = Rent

\$ _____ = 10% Occupancy Tax (on rent amount only)

\$175 = Cleaning fee

\$350 = Security deposit.

\$ _____ = **Total**

\$ _____ = Due with this agreement

\$ _____ = Due 30 days before arrival

Total Number of Guests _____

Number of Adults _____ Number of Children _____

Name _____

Mailing Address _____

City, State, Zip _____

E-mail Address _____

Day Phone _____ Evening Phone _____

Cell Phone Number(s) _____

Fax Number _____

RESPONSIBILITY - The Guest signing this agreement represents himself/herself as agent for all parties occupying premises during the period of occupancy by Guest. Guest signing agreement must be 25 years of age.

Understood and accepted.

Tenant/ Guest _____ Date _____

Landlord _____ Date _____

I have received and read all 3 pages of this agreement. _____

Initials

How did you find us? _____

Fax: 831.423.4490

Mail: Patty Zoccoli

1534 Pacific Ave, Santa Cruz, CA 95060

